

VISUAL RESOURCES ANALYSIS
BONITA SELF-STORAGE MAJOR USE PERMIT PROJECT
BONITA, CALIFORNIA

PDS2016-MUP-16-010; PDS2016-ER-16-18-002


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Executive Summary

The Bonita Self-Storage Major Use Permit (MUP) Project (proposed “Project”) Visual/Aesthetics Analysis provides an evaluation of potential Project impacts on existing visual resources and character of the surrounding community of Bonita, California, in southwestern San Diego County.

The Project proponent is preparing an application for the development and operation of a self-storage facility to be located on privately-held land within the community of Bonita. The Project requires approval from the County of San Diego for a Major Use Permit (MUP) to allow for the construction, operation, and maintenance of the facility.

The proposed self-storage facilities would be installed on an approximately 4.2-acre site, currently under the ownership of the Project applicant. The Project design consists of three individual structures housing 906 self-storage units, a sales office, and ancillary facilities, totaling 133,598 square feet. A surface parking lot with 26 parking spaces is also proposed. Access to the onsite storage units would be gated for purposes of security. The structures would vary from one to two stories in height, or 13 feet 9 inches to a maximum of 33 feet 5 inches. Ornamental perimeter landscaping is proposed to enhance the appearance of the site within the existing visual setting and to screen views into the development from surrounding offsite public vantage points. The Project has been designed to reduce potential visual effects of the development through the use of varied building heights and increased setbacks to distance the development from adjacent residential uses.

With regard to visual resources, the Project would not result in the introduction of features that would have the potential to substantially detract from or contrast with the visual character of the surrounding community by conflicting with visual elements or quality of an existing area (i.e., through conflicting architectural style, size, coverage, scale, building materials, etc.). The Project would not result in the removal of or substantial adverse change to one or more features that contribute to the valued visual character or image of the Project area, including but not limited to designated landmarks, historic resources, trees, or rock outcroppings. Furthermore, the Project would not substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a public road, trails within an adopted County or State trail system, scenic vista or highway, or recreational area. Additionally, the Project as designed would also not result in an inconsistency with any goals, standards, or policies related to visual resources as given in the County General Plan.

For the above reasons, it was determined that the Project would not result in potentially significant impacts on visual resources in the Bonita community. No significant impacts on visual resources would occur with Project implementation, and no mitigation measures are required or proposed.

1.0 Introduction

1.1 Purpose

The purpose of this Visual Resources/Aesthetics Analysis is to assess the potential visual impacts of the Project, determine the significance of the impacts under the California Environmental Quality Act (CEQA), and to propose measures to avoid, minimize, or mitigate potential adverse visual impacts associated with construction of the proposed Bonita Self-Storage MUP Project on the surrounding visual environment.

The Project proposes development of the subject site with an Ace Self-Storage facility. The Project is intended to provide residents of Bonita and surrounding communities with ease of access to rental storage units available for public use. Refer to Figure 1, Location Map/Viewpoint Locations.

1.2 Key Issues

Key issues to be evaluated in this analysis are whether the Project has the potential to adversely impact the existing visual character or quality of the affected properties and/or the physical or natural surroundings. Potential visual effects are considered from public roadways and other public vantage points in and around the Bonita community. Project design attributes; the potential to remove, change, or add features that contribute to the existing quality of the visual landscape; and, potential conflicts with applicable plans or policies relating to visual resources are considered.

1.3 Principal Viewpoints to be Covered

The proposed development area and associated offsite lands where improvements would occur for access purposes would be potentially visible from several principal viewpoints within the Bonita area, as follows:

- ☞ View from Bonita Glenn Terrace looking west
- ☞ View from Golf Glen Road looking north
- ☞ View from Bonita Road looking northeast/east
- ☞ View from Bonita Road looking south/southeast

The key views identified above are considered herein, and the Project's potential to alter or affect existing views from these public vantage points within the viewshed are analyzed in greater depth.

2.0 Project Description

2.1 Project Location

The proposed Bonita Self-Storage MUP Project (proposed “Project”) site is located in the community of Bonita, California in southwestern San Diego County. The community is bordered by the City of Chula Vista to the west and south, the community of Spring Valley to the east, and National City and the City of San Diego to the north. The subject site is located adjacent to and just east of Bonita Road. The property is comprised of a single parcel, County Assessor Parcel Number (APN) 593-050-57, totaling approximately 4.2 acres. Refer to Figure 1, Location Map/Key Viewpoint Locations.

2.2 Project Description

The Project requires approval from the County of San Diego for a Major Use Permit (MUP) to allow for the construction, operation, and maintenance of a self-storage facility located on privately-owned lands. The Project would consist of three buildings, of which two are proposed as two-story and one is proposed as a mixture of single-story and two-story. Maximum building height would be 33 feet 5 inches as measured from the finished floor. The structures would total approximately 133,598 square feet (s.f.), consisting of 108,575 net rentable square feet (906 self-storage units) and a 1,288 s.f. sales office. Twenty-six onsite surface parking spaces are also proposed.

The proposed improvements are shown on Figure 2A, Site/Roof Plans; Figures 2B-1 and 2B-2, Elevations; Figures 2C and 2D, Conceptual Landscape Plan; and, Figure 2E-2, Preliminary Grading Plan.

2.3 Grading

Onsite elevations range from approximately 85 feet above mean sea level (amsl) in the southwestern portion of the site to approximately 90 feet amsl in the northeastern portion. Therefore, the site is generally flat; refer to Figure 2E-1, Existing Topography.

As shown in Figure 2E-2, grading is required to raise the existing building pad above the base flood elevation (BFE) for flood control purposes and to accommodate the proposed building pad(s). Proposed grading for the Project (in cubic yards, or c.y.) would require the following:

- ✂ Cut (to finish surface): 52 c.y.
- ✂ Fill (to finish surface): 42,800 c.y.

∞ Undercuts: 4,014 c.y.

∞ Import: 38,786 c.y.

Refer to Figure 2D, Conceptual Landscape Plan - Sections; Figure 2E-1, Existing Topography; Figure E-2, Preliminary Grading Plan; and Figure E-3, Site Cross-Sections. Figures 2D and 2E-3 provide cross-sections of the site which illustrate the relation between the proposed building pad and existing adjacent offsite uses. Figure 2E-2 provides the finished floor elevation of the proposed buildings relative to existing elevations on adjoining lands. Proposed grading would not substantially change existing views across the site from surrounding offsite public vantage points; refer to Section 5.0, Existing Visual Resources and Viewer Response, below, for further discussion of how the Project would potentially affect existing public views of the site.

2.4 Lighting and Glare

All exterior lighting proposed for the Project would be required to conform to the requirements of the County's Lighting Ordinance and Light Pollution Code. The location, type of lighting, and lighting specifications for all external lighting proposed are identified on the Major Use Permit Plot Plan prepared for the Project.

Limited Project lighting would be installed onsite for purposes of security and to allow for circulation and access during nighttime hours. Low-level lighting would also be installed at the onsite rolling entry gates to facilitate access; refer to Figure 2A, Site/Roof Plans, and Figures 2B-1 and 2B-2, Elevations. Additionally, overhead luminaires within the proposed onsite parking area would be limited to 12-15 feet in height with any lighting directed away from public streets and adjoining properties.

Outdoor lighting would be connected via automatic timer switch in conjunction with photocell as well as via dimmable switch in conjunction with a motion sensor that has auto-on functionality. All exterior lighting fixtures proposed would be cutoff, shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships. Following installation, the Project contractor would be required to verify that proper shielding and cut-off is in place.

To limit potential lighting effects on adjacent residential uses to the east, exterior nighttime lighting is not proposed along the eastern side of Building A. Additionally, limited lighting is proposed along the southern elevation of Buildings A, B, and C which would also be adjacent to existing residential uses; however, these buildings would be set back from the southerly property line by 44 feet, thereby minimizing any potential indirect lighting effects; refer to Figure 2B-2, Elevations.

Consistent with County outdoor lighting requirements, spillover light onto adjacent properties would not exceed a value of 0.2 foot candles measured in the horizontal or vertical plane at a point three feet above grade level and five feet inside the adjacent property (measurement

taken 15 minutes after the initial start-up of the fixture). Therefore, as designed, Project lighting levels would not cause an adverse effect on adjacent uses.

As noted above, the Project lies within the County's "Zone B" (more than a 15-mile radius from either the Palomar Observatory or the Laguna Mountain Observatory). All proposed lighting would be required to conform to the County's lighting design measures for the Zone which are aimed at maintaining dark skies to avoid light pollution and to minimize potential adverse effects on existing nighttime views.

2.5 Signage

Existing signage in the Project area is illustrated in Figures 2F-1 and 2F-2. Signage for commercial uses is present along the Bonita Road corridor, both within the community of Bonita and the City of Chula Vista (to the west/southwest of the project site). Such signage exhibits a range of characteristics relative to materials, colors, and type face, but largely consists of monument signage and wall signage.

Commercial uses within proximity of the Project site (in Bonita) are generally concentrated to the north, near the intersection of Bonita Road/San Miguel Road and Central Avenue. Several large, free-standing monument signs listing multiple commercial retail establishments are visible near the roadway frontages; refer to Figure 2F-1. Materials and colors, as well as type face, are varied, and such signage does not generally exhibit a visually cohesive theme. Similarly, wall-mounted signage for identification of individual commercial establishments in the Project area is also visible, varying in color, type face, size, and use of materials, including the use of individual channel lettering, as demonstrated in Figure 2F-1.

Additionally, signage is visible for a variety of commercial uses located along the Bonita Road corridor further to the west/southwest of the Project site, within the City of Chula Vista. Such signage ranges from large-scale monument signs located close to the roadway to wall signage for individual establishments; refer to Figure 2F-2. Such signage varies and exhibits a range of materials, colors, and type face, reflective of individual logos for various retail establishments, with common use of individual channel lettering; see Figure 2F-2.

The Sweetwater Design Guidelines provide guidelines for the design of signage for commercial (and other) uses within the Sweetwater community. The guidelines recommend the use of the following types of signage: awning valance, monument, projecting, single-pole hanging signs, wall, and window signs (page 24). For frontages over 100 lineal feet, the Sweetwater Design Guidelines limit signage for commercial development to $\frac{3}{4}$ square foot of sign area per lineal foot of property frontage. Additionally, the guidelines limit letter and symbol height of all signs to a maximum of 10 inches (page 25).

Consistent with the design guidelines, the Project proposes a single monument sign at the entrance driveway to identify the storage facility. The proposed location of the monument sign has been carefully considered to ensure public safety and so as to not to block driveway views of oncoming traffic along Bonita Road (page 23). No signage would be placed within the public right-of-way (page 23). The base of the monument sign would be constructed of black diamond brick veneer combined with concrete masonry unit (CMU) block of a charcoal color, thereby integrating muted colors to reduce visibility of the sign components. Additional wall-mounted signage, utilizing individual channel lettering, is proposed for the north (facing Bonita Road) and west (facing the fire station) elevations; refer to Figure 2B-1, Elevations, which provides design details for the proposed monument sign and exterior building signage, and Figure 7, which provides a visual simulation of the proposed signage.

Signage proposed with the Project would utilize a simple, clear type face (page 23) and would reflect the adopted logo design for the self-storage company (Ace Self-Storage) which includes sign type face of blue and green tones. All proposed signage would be in conformance with the design guidelines which limit the total number of colors used for individual signs and their components to three, in addition to black (page 23). Further, all signage components would be designed and installed in conformance with existing zoning regulations and Sweetwater Design Guidelines pertaining to size, height, lighting, materials, and type face restrictions to ensure compatibility with the existing character along the Bonita Road corridor.

All signage would be illuminated externally during the nighttime hours. The use of back-lit signage is not proposed with the Project, consistent with the Sweetwater Design Guidelines. Illumination for all signage would be projected onto the sign face(s), with light sources shielded from view. Additionally, signage types prohibited by the Sweetwater Design Guidelines (e.g, pole signs, rooftop or roof-mounted signs, portable or mobile signs, signs with moving copy, internally illuminated back-lit signs, etc.; page 26) are not proposed for the self-storage facility; refer also to Section 2.10.3, Design Policies and Guidances, below.

2.6 Access / Circulation

2.6.1 Construction Access

All materials for Project construction would be delivered to the site by truck. The majority of truck traffic would occur on designated truck routes and/or major streets (i.e. Bonita Road). Traffic resulting from construction activities would be temporary and may occur along area roadways as workers and materials are transported to and from the Project area. Prior to the issuance of a grading/building permit, the Project applicant will prepare a Traffic Construction Mitigation Plan to ensure that circulation on the affected roadways is not adversely affected and that public safety is maintained.

2.6.2 Access and Circulation/Parking

Short-term construction and long-term (permanent) access to the site would occur from Bonita Road. The access drive would connect to a proposed surface parking lot, adjacent to the sales office. Interior circulation to provide access to the individual storage units would be provided via a series of drive aisles of a minimum 28 feet in width; refer to Figure 2A, Site/Roof Plans. The surface parking lot has been designed to exceed parking requirements and would accommodate 26 parking spaces.

Additionally, the Project would involve striping of a bike lane and construction of an 8-foot wide decomposed granite pathway along the Project frontage on Bonita Road to enhance connectivity to other offsite areas; refer to Figure 2C, Conceptual Landscape Plan.

2.6.3 Fencing/Gates

A 7-foot high tubular steel fence (tan in color) is proposed along the southern and western property boundaries. A retaining wall topped with a tubular steel fence is proposed along the northern boundary of the proposed development area, adjacent to a proposed bioretention basin (to buffer the development from sensitive resources). The wall/fence would terminate at an existing wall present along the eastern property boundary; refer to Figure 2C, Conceptual Landscape Plan. Additionally, a wrought iron fence is proposed to extend from the northeastern corner of Building A to the existing wall along the eastern property boundary (rear of existing residential lots). No fencing is proposed along the eastern property line of the subject site. Additionally, the use of chain link fencing is not proposed with the Project, consistent with the Sweetwater Design Guidelines (p. 19).

A rolling gate to provide secured access into the area where the storage units are proposed would be installed in the northwestern portion of the site; refer to Figure 2A, Site/Roof Plans, and Figures 2B-1 and 2B-2, Elevations.

2.7 Landscaping

A number of existing palm trees and other vegetation are present along the Bonita Road right-of-way. Ornamental landscaping is proposed along the Project boundaries to screen views into the site from adjacent uses and/or roadways; refer to Figures 2C and 2D, Conceptual Landscape Plan. Figure 2D provides an illustrative view of how the proposed landscaping would appear from initial planting to maturity, thereby providing greater screening and further limiting views into the site over the years. Proposed landscaping would consist of a mixture of trees, shrubs, and groundcover. The Conditions of Approval for the Project will require that all Project landscaping be installed consistent with that shown on the Conceptual Landscape Plan, as adopted.

2.8 Trails and Pathways

The County of San Diego Community Trails Master Plan (Sweetwater Community) identifies a number of planned and existing trails within the site vicinity. A large County park is present to the north of the site, north of Central Avenue and Sweetwater Road. The park supports an existing regional hiking/equestrian trail that runs along the southern boundary, with other smaller community trails traversing the interior of the park. This regional/hiking trail continues to the south across Sweetwater Road through the Chula Vista Golf Course located to the west/southwest of the Project site (across Bonita Road); refer to Figure 1. Several other existing and proposed community pathways and trails are identified in the Trails Master Plan (Sweetwater Community) in areas surrounding the Project site. Views experienced from such locations, with exception of the regional trail traversing the golf course, across Bonita Road, would be restricted due to topography and intervening development and vegetation. It should also be noted that perimeter landscaping planted as part of the proposed Project would continue to mature over time, providing increased screening of the development and further reducing any potential views into the site from offsite public trails in the surrounding area. Analysis of potential effects of the Project on public views from the regional trail, along with the effects of proposed landscape screening, is provided in Section 5.5, Determination of Significance.

As mentioned above, the Project would involve striping of a bike lane and construction of an 8-foot wide decomposed granite pathway along the Project frontage on Bonita Road. Provision of these amenities is intended to enhance connectivity to other offsite areas; refer to Figure 2C, Conceptual Landscape Plan.

The Sweetwater Summit Regional Park lies approximately 1.5 miles to the northeast of the site across State Route 125 (SR 125) and offers a number of recreational trails for public use. Limited views of the Project may be experienced from varying vantage points along these trails; however, visibility of the proposed structures would be influenced due to distance, viewing angle and location, and intervening development and landscaping.

2.9 General Plan Land Use Designations and Zoning

As indicated in the County's General Plan Land Use Element, "the (Regional) Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village areas function as the center of community planning areas and contain the highest population and development densities...Ideally, a Village would reflect a development pattern that is characterized as compact, higher-density development that is located within walking distance of commercial services, employment centers, civic uses, and transit (when feasible)."

General Plan land use designations and zoning for the affected Project parcels are given in Table 1, below. No changes to either the existing General Plan land use or zoning are proposed or required with the Project to allow for development of the site with the self-storage facility use. The General Plan Land Use Designation for the site is Village Residential (VR-2) and the Use Regulation is Rural Residential (RR). Self-storage facilities are authorized in the RR Use Regulation upon approval of a MUP pursuant to Zoning Ordinance Section 2188.c.

It should be noted that the VR-2 land use designation allows for two dwelling units per gross acre. If the approximately 4.2-acre Project site were to instead be developed with residential uses under the existing land use designation, a total of eight single-family residential dwelling units could be developed.

General Plan land use designations surrounding the site include Village Residential (VR-2) to the north, south, and southwest, and Village Residential (VR-4.3) to the east. The Chula Vista Golf Course to the west has a land use designation of Parks and Recreation. Surrounding zoning designations include Rural Residential (RR) to the north, south, and southwest, and Residential-Single (RS) to the east. The Chula Vista Golf Course to the west has a zoning designation of Open Space (OS).

TABLE 1
EXISTING GENERAL PLAN LAND USE / REGIONAL CATEGORY / ZONING

Assessor Parcel Number	Approximate Acreage	General Plan Land Use Designation	Regional Category	Zoning
593-050-57	4.2	Village Residential (VR-2) 2 DU/1 AC	Village	Rural Residential (RR)

2.9.1 Anticipated Permits and Agency Approvals Required

The County of San Diego will act as the Lead Agency under the requirements of CEQA. Approval from the County of San Diego would be required for grading and construction permits, prior to commencement of ground-disturbing activities. The anticipated permits and approvals required are listed in Table 2 in the general order in which they would be obtained.

TABLE 2
APPROVALS AND PERMITS ANTICIPATED

Permit/Approval	Approving Agency
Major Use Permit Plot Plan	County of San Diego – Department of Planning & Development Services (PDS)
Grading/Landscape/Site Plan Approval	County of San Diego – PDS
Air Quality Permit to Construct	Air Pollution Control District (APCD)
National Pollutant Discharge Elimination System (NPDES) Permit	San Diego Regional Water Quality Control Board (RWQCB)
General Construction Storm Water Permit	RWQCB

2.10 Regulatory Framework

2.10.1 State of California Guidelines

The Project is subject to technical and environmental review pursuant to the California Environmental Quality Act (CEQA), in conformance with applicable regulatory guidelines established by the County of San Diego.

Appendix G of the CEQA Guidelines states that a project has the potential for a significant impact if it will:

- a) Have a substantial adverse effect on a scenic vista;
- b) Substantially damage scenic resources, including, but not limited to: trees, rock outcroppings, and historic buildings within a state scenic route;
- c) Substantially degrade the existing visual character or quality of the site and its surroundings; or,
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area.

In addition, CEQA Section 15064 (b) states “...the significance of an activity may vary with the setting ... an activity which may not be significant in an urban area may be significant in a rural area.” This statement is applicable to the determination of the significance of a visual effect for the Project.

2.10.2 San Diego County Plans and Policies

San Diego County General Plan

The County of San Diego General Plan (General Plan) was adopted August 3, 2011 by the County Board of Supervisors. The General Plan is intended to provide guidance for the long-term development of San Diego County and includes various Elements that provide guidance for accommodating future growth while retaining or enhancing the County's rural character, its economy, its environmental resources, and its unique communities. Goals, policies and objectives are provided within each of the Elements to guide future land development and ensure consistency with the County's intended vision for the future of San Diego County. The applicable goals, objectives, and policies are identified below, and a discussion of Project consistency with such measures is included in Appendix A of this document.

The Guiding Principles of the General Plan are to:

- ☞ Support a reasonable share of projected regional population growth;
- ☞ Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development;
- ☞ Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities;
- ☞ Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance;
- ☞ Ensure that development accounts for physical constraints and the natural hazards of the land;
- ☞ Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation;
- ☞ Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change;
- ☞ Preserve agriculture as an integral component of the region's economy, character, and open space network;
- ☞ Minimize public costs of infrastructure and services and correlate their timing with new development; and,
- ☞ Recognize community and stakeholder interests while striving for consensus.

Chapter 3 - Land Use Element

Planning for Sustainability

- ⌘ **LU-6.9 Development Conformance with Topography.** Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and, to utilize natural drainage and topography in conveying storm water to the maximum extent practicable.

Villages and Town Centers

- ⌘ **LU-9.3 Village and Community Core Guidelines and Regulations.** Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.
- ⌘ **LU-9.8. Village Connectivity and Compatibility with Adjoining Areas.** Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.

Commercial, Office, and Industrial Development

GOAL LU-11

Commercial, Office, and Industrial Development. Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.

- ⌘ **LU-11.2 Compatibility with Community Character.** Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.
- ⌘ **LU-11.9 Development Density and Scale Transitions.** Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.

Chapter 5 – Conservation and Open Space Element

Visual Resources

According to the Conservation and Open Space Element, a highway corridor generally includes the land adjacent to and visible from the vehicular right-of-way. A “scenic highway” may include

“any freeway, highway, road, or other vehicular right-of-way along a corridor with considerable natural or otherwise scenic landscape.” A highway may be designated as “scenic” depending on how much of the natural landscape can be seen by travelers, the aesthetic quality of the landscape, and the extent to which development intrudes upon the traveler’s enjoyment of the view.

The Conservation and Open Space Element designates several roads as County Scenic Roads within the Project vicinity. Table 3, below, identifies the distance to the Project site and the potential visibility of the site from the roadway.

TABLE 3
COUNTY DESIGNATED SCENIC ROADWAYS

Roadway	Distance from Project Site (at Closest Point)	Visibility of Project Site
State Route 125 - from State Route 94 to Interstate 8	Approximately 5.5 miles northeast of Project site	Project site may be briefly visible from portions of the roadway due to elevational difference; however, views would be restricted due to distance and intervening development and landscaping.
Bonita, San Miguel, Guajolote, and Sweetwater River Roads – from Interstate 805 north to SR 94 (excluding portion within the City of Chula Vista)	Adjacent to Project site; other portions of the roadway occur at greater distances	Project site visible from Bonita Road; views from other portions of the roadway at a distance from the Project site are reduced or obscured due to distance, development, and established landscaping, as well as intervening topography.
Otay Lakes Road – from Chula Vista City limits to SR 94	Approximately 0.6 mile southwest/south of Project site	Project site not visible due to distance and intervening topography which obscure the site from view.
Proctor Valley Road – from Chula Vista City limits to SR 94	Approximately 3 miles east/northeast of Project site	Project site not visible due to distance and intervening topography which obscure the site from view.

Goal COS-11

∞ Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.

Policies

∞ COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.

⌘ **COS-11.3 Development Siting and Design.** Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:

- Creative site planning;
- Integration of natural features into the project;
- Appropriate scale, materials, and design to complement the surrounding natural landscape;
- Minimal disturbance of topography;
- Clustering of development so as to preserve a balance of open space vistas, natural features, and community character; and,
- Creation of contiguous open space networks.

GOAL COS-13

⌘ **Dark Skies.** Preserved dark skies that contribute to rural character and are necessary for the local observatories.

Policies

⌘ **COS-13.1 Restrict Light and Glare.** Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.

⌘ **COS-13.2 Palomar and Mount Laguna.** Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.

⌘ **COS-13.3 Collaboration to Retain Night Skies.** Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.

Sweetwater Community Plan

The Sweetwater Community Plan is supplemental to the County General Plan and provides goals and policies to guide development of the Bonita area of southwestern San Diego County, which includes the Project site.

2. LAND USE

COMMERCIAL GOAL

Ensure that commercial areas within the Sweetwater Community Plan are appropriate, well-designed, and integrated with surrounding land uses.

Policies and Recommendations

- 2. Review all commercial areas within the CPA, including commercial leases within the Regional Park, to ensure that:
 - a. Commercial development does not interfere functionally or visually with adjacent non-commercial land uses by requiring buffers consisting of walls (or other architectural means), berms, and/or landscaping using native or naturalizing plants.
 - b. Freestanding signs are no more than 20 feet in height above the adjacent street level. Internally illuminated signs, illuminated signs where hues change and neon signs are prohibited.

6. CONSERVATION

Policies and Recommendations

- 7. Preserve the major stands of eucalyptus trees and large individual specimen trees which comprise a major feature of the community character.

8. SCENIC HIGHWAYS

GOAL

Preserve, protect and enhance the scenic highway corridors to provide aesthetically pleasing vehicular travel in the Sweetwater planning area.

Policies and Recommendations

- 2. Encourage design review of all properties within the County Scenic Highway System Corridors and any other areas deemed to be of scenic consideration for those roadways. Include these areas in the Community Design Review process.

San Diego County Zoning Ordinance

Portions of the County Zoning Ordinance that may affect the assessment of visual impacts are generally zoning overlay designators. Special Area Regulations Designators relevant to visual resources include:

- B – Community Design Review Area
- D – Design Review Area
- G – Sensitive Resource
- H – Historic/Archaeological Landmark or District
- J – Specific Historic District
- S – Scenic Area

According to the County of San Diego, no Special Area Regulations Designators apply to the Project or other associated lands affected by Project-related infrastructure improvements.¹

2.10.3 Design Policies and Guidance

Sweetwater Design Guidelines²

- ∞ The arrangement, scale, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites. (pp. 14 and 30)
- ∞ Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses. (p. 16)
- ∞ Rear façades, if visible from public streets or neighboring properties, are finished in a color and material equivalent to the principal sides of the building(s). (pp. 16 and 17)
- ∞ The following materials are discouraged:
 - Exterior walls
 - Large areas of glass (longer than 50 feet), except at pedestrian level store fronts
 - Contrast color (use of a primary color (red, yellow, blue) and a composite color (orange, green, purple)) glazed masonry except for small areas of detail.
 - Glass curtain walls
 - High contrast [use of a primary color (red, yellow, blue) and a composite color (orange, green, purple) or bright colors (red, orange, and yellow)]
 - Galvanized sheet metal
 - Built up roofing (continuous roof covering made up of various plies or sheets of saturated or coated felts cemented together with asphalt)
 - Reflective or shiny materials (p. 18)
- ∞ Prohibited Signs (p. 26):
 - Pole signs
 - Roof signs and signs extended above roof parapets
 - Internally illuminated plastic signs, except where plastic is used only as raised letters
 - Internally illuminated back-lit signs

¹ County of San Diego Planning & Development Services – Property Summary Report (for APN 593-050-57). https://publicservices.sdcountry.ca.gov/CitizenAccess/Report/ShowReport.aspx?module=LUEG-PDS&reportID=2844&reportType=LINK_REPORT_LIST. Accessed January 24, 2017.

² The design measures considered herein are those identified in the County's Scoping Letter, dated November 16, 2016, provided to the Project applicant following initial review of the discretionary application and represent a summarized version of the applicable design measures given in the Sweetwater Design Guidelines.

- Portable or mobile signs (i.e., lettered flags, banners or sandwich boards) with changing or moving copy
- Neon signs, except for one per business where in a window and less than two square feet.

It should be noted that the Project does not propose any signage types prohibited by the Sweetwater Design Guidelines. Refer also to Section 2.5, Signage, which describes the specific type and design of signage proposed with the Project and conformance with the adopted design guidelines.

3.0 Visual Environment of the Project

3.1 Project Setting

3.1.1 Surrounding Land Uses

The Project area is located within the community of Bonita in southwestern San Diego County, and lies within the Sweetwater Community Planning Area (CPA) of the County's General Plan. Highly urbanized areas generally surround the Bonita community.

The Bonita area is comprised of a valley lined by hillsides and bisected by the Sweetwater River floodplain. The Community Plan Area offers large areas of open space, including two golf courses located within the river bed, with the majority of remaining land in the floodplain being preserved for future County parkland. Sweetwater and Rohr Parks run along the south side of Sweetwater Road from Willow Road to Central Avenue. Approximately 3,700 acres of undeveloped land lies just east of Proctor Valley Road supporting steep terrain that includes Mother Miguel Mountain.

The County has designated several Resource Conservation Areas (RCA's) within the Bonita community, which represent areas of scenic and/or natural resources value and are intended for long-term protection or 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 Palomar Observatory lies approximately 48.3 miles to the northeast of the Project site. The Laguna Mountain Observatory lies approximately 36.7 miles to the northeast.

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.

Bonita Road, adjacent to the Project site, serves as a corridor through the Bonita community. The roadway supports a mixture of commercial, multi-family residential, institutional, and recreational uses (i.e. golf courses); refer to Figure 1, Figures 3B to 3F, Photographs, and Figure 3G, Surrounding Land Uses. Development along the roadway varies from large-scale to smaller-scale uses of various heights and architectural styles.

3.1.2 Project Site

The site is presently undeveloped, and no physical structures are present onsite. The site is highly disturbed and supports limited vegetation, with a variety of established palm trees and other non-native species present along the Bonita Road frontage. The site supports an existing retention basin in the northern portion, which lies adjacent to a natural drainage channel; refer to Figure 1.

Onsite elevations range from approximately 85 feet above mean sea level (amsl) in the southwestern portion of the site to approximately 90 feet amsl in the northeastern portion. Therefore, the site is generally flat. No steep slopes (rise greater than 25% over a 50-foot run, as defined by the County's Resource Protection Ordinance) are present.

TABLE 4
LANDS POTENTIALLY AFFECTED BY THE PROJECT

APNs Affected	Approx. Acreage (in acres)	General Location	Current Onsite Land Use / Characteristics	Future Facilities Considered
593-050-57	4.2	East of Bonita Road and Acacia Avenue; West of Bonita Glen Terrace; North of Golf Glen Road	Vacant / Disturbed	Self-Storage Facility (Storage Units, Rental Office, Surface Parking)

3.1.3 Visual Quality Definitions

Visual quality is affected by the aesthetic characteristics of a particular area. Such aesthetic elements may include physical characteristics, as well as the perception of the viewer. Physical characteristics influencing the visual quality of an area may include such features as topography, landform, natural vegetation, water bodies, visual diversity, and visible coloring. Viewer perception is generally influenced by vividness, intactness, harmony, visual integrity, adjacent scenery, and/or visual unity. These elements all influence the overall evaluation of the quality of a particular view.

High Visual Quality

Areas with high visual quality may offer physical characteristics such as varying vertical relief; established natural vegetation with visually pleasing form, color, texture or pattern; water features; or, other elements that create a visually unified landscape. Particular views with high visual quality may include those with distinct focal points or patterns; enhanced or existing natural scenery; compatibility with the character of the surrounding landscape; and/or, a unique visual setting within the surrounding area.

Moderate Visual Quality

Moderate visual quality is generally considered to be represented by views that are interesting, but not visually exceptional with regard to landforms or other physical characteristics. Such views may consist of dominant types of vegetation; water features; colors within the landscape; or, other elements that visually unify a particular view or landscape. Contributing factors may include a varied composition that includes visual patterns created by landscape elements; enhancement of views from adjacent scenery; and/or, a visual setting that is distinguishable from, as well as visually similar to, views within the surrounding area.

Low Visual Quality

Low visual quality may be represented by areas with limited or no existing landforms or changes in topography; sparse or indiscernible vegetation types, due to density; absence of water features; monotonous color palettes; or, limited visual elements of varying visual interest. Visual quality may be considered to be low if views are varied, but visually disconnected; lack perceivable visual patterns; are adjacent to views that devalue the existing scenic quality; or, do not generally represent a visual setting that is common and/or valued within the surrounding area.

3.2 Project Viewshed

The viewshed is generally the area that is visible from an observer's viewpoint and includes the screening effects of intervening vegetation and/or physical structures. Viewsheds may occur from designated scenic viewpoints or from singular vantage points where an unobstructed view of visual components within the landscape exists. The viewshed is composed of such elements as topography and natural land features (i.e., hillsides, mountains) and other physical features within the landscape, such as buildings, vegetation, water features. Potential visual impacts within the viewshed may be affected by distance of the viewer from a site, the frequency and length of views, the personal perception of the viewer, and physical and/or atmospheric conditions at the time viewing occurs.

The Project site is located in an area of varied topography which somewhat limits the number of surrounding public vantage points. The viewshed is generally defined by the surrounding hillsides that would limit views to the site. Although this area is expansive, consideration of this viewshed provides the most comprehensive (largest) and conservative (worst-case) estimate of the area that could potentially be affected by the proposed Project; refer to Figure 4, Viewshed/Landscape Unit Map, which shows the viewshed in the area surrounding the Project. An approximate two-mile radius from the Project site was considered; however, as shown on Figure 4, potential views of the Project as constructed would only occur from limited vantage points within this area (shown as shaded in green), due to area topography. It should be noted that the areas shown in green on Figure 4 do not take into account whether existing development or vegetation would obstruct views of the Project elements from such vantage points. The graphic is only intended to

illustrate that some portion of the proposed development (post-grading and post-construction at a maximum building height of 33 feet 5 inches) may be visible from the areas shaded in green if intervening structures or vegetation are not present.

Within the viewshed, varied views of the valley may occur from vehicles as they descend (or ascend and look back to the valley) and passengers in vehicles traveling within the valley. Due to the generally flat topography of the valley floor, views across the valley from surrounding vantage points within the viewshed do occur; however, distance from the object being viewed and intervening development, vegetation, and topographical features have the potential to reduce or restrict views.

Figure 4, Viewshed/Landscape Unit Map, shows the general limits of the viewshed and the landscape units considered within the viewshed as part of this analysis. To characterize the visual pattern elements that occur within the Project viewshed, a number of key view locations were identified and representative photographs taken. Key viewpoints are described in detail in Section 5.2, Key Views.

Additionally, State Scenic Highways are highways that are either officially designated by the California Department of Transportation (Caltrans) or are eligible for designation. This statewide system of scenic highways is part of the Master Plan of State Highways Eligible for Official State Designation as Scenic Highways. Designation of a highway as “scenic” is dependent upon the visibility of the natural landscape to travelers, the aesthetic quality of the landscape, and the extent to which development intrudes upon the traveler’s enjoyment of the view. A highway’s designation may change from “eligible” to “officially designated” if a local jurisdiction adopts a scenic corridor protection program, applies to Caltrans for scenic highway approval, and Caltrans subsequently designates the road as an official State Scenic Highway. No designated State Scenic Highways are located within five miles of the Project site.

Within the study area, the County General Plan Conservation and Open Space Element identifies several roads as County Scenic Roadways within the viewshed, as identified in Table 3, County Scenic Roadways, above. Although the Project site may potentially be visible from certain locations along these roadways, distance from the site, combined with intervening development and vegetation, topography, and (limited) difference in elevation between the viewing location and the Project site located along the valley floor, it is not anticipated that views of the Project site from the majority of these roadways would be substantially changed with Project implementation.

3.3 Landscape Units

A landscape unit is an area that can generally be defined by visual and physical characteristics and may be composed of a limited area (i.e., meadow) or a larger area (i.e., portion of a mountain range). The overall boundaries of a landscape unit may generally be defined by topography,

natural vegetation, architectural design, landforms, or similar types of land uses. Each landscape unit can be described individually and as varying from other adjacent landscape units. Each landscape unit is a portion of the regional landscape that often corresponds to a place or district that is commonly known among local viewers.

Several landscape units that may potentially be affected by construction of the proposed facilities have been identified. These landscape units are shown in Figure 4, Viewshed/Landscape Unit Map, and are further described below.

3.3.1 Landscape Unit #1

Landscape Unit #1 consists of a portion of the Sweetwater Summit Regional Park. The park provides natural open space along the Sweetwater River with a system of trails for horseback riding, hiking, scenic enjoyment, and wildlife observation. Within the study area, this Landscape Unit is generally bounded by the Sweetwater Reservoir to the north/northeast and SR 125 to the south and west. This Landscape Unit offers somewhat varied terrain and elevation, with the hillsides rising up from the valley floor.

3.3.2 Landscape Unit #2

Landscape Unit #2 consists of the Sweetwater River Valley. This Landscape Unit is generally bounded by gentle hillsides rising to the north and south, with generally developed lands adjoining the valley. Topography is generally flat, and lands are generally developed or support recreational uses such as several golf courses, recreational areas, and hiking trails; however, several large areas of undeveloped open space are present. Depending on the developed/undeveloped nature of lands within the Landscape Unit, varying densities of mature/ornamental landscaping are visible. A portion of the floodplain is preserved for future County parks. Sweetwater and Rohr Parks line the south side of Sweetwater Road from Willow Road to Central Avenue.

As much of the vegetation and topography are similar throughout this area, landscape components do not generally offer strong, visually distinctive patterns to viewers, particularly when viewed at a distance.

3.3.3 Landscape Unit #3

Landscape Unit #3 is generally comprised of the surrounding hillsides that rise from the valley floor to the north, east, south, and west of the Sweetwater River floodplain. Larger-acre areas of undeveloped lands and open space are interspersed among developed lands. Development patterns reflect a somewhat lower density, rural-type pattern with higher densities concentrated along the Bonita Road corridor. Vegetation largely consists of a mixture of ornamental

landscaping combined with natural vegetation. This Landscape Unit offers somewhat varied topographical differences as compared to the flatter topography exhibited by the valley floor.

3.3.4 Landscape Unit #4

Landscape Unit #4 consists of the more densely developed areas within the cities of San Diego (north of State Route 54) and Chula Vista (south/southeast of Bonita/Sweetwater). This landscape unit is generally bounded by SR 54 in the northern portion of the viewshed, and the boundary of the Bonita and Sweetwater communities in the southern portion of the viewshed. This Landscape Unit generally exhibits a higher density, more urbanized pattern of development with limited areas of expansive, undeveloped open space or natural features or landforms that contribute substantially to the overall visual quality of the area. As such, landscape components do not generally offer strong, visually distinctive patterns to viewers.

3.3.5 Landscape Unit #5

Landscape Unit #5 consists of a portion of the Proctor Valley. The Landscape Unit is generally bounded by Proctor Valley Road to the north and east and developed lands within Bonita to the west and south. The Landscape Unit offers undeveloped hillsides of varied topography and present a distinctive feature within the southcentral portion of the Bonita/Sweetwater community. Proctor Valley Road is considered to be a scenic community resource. These hillsides are readily visible within the landscape and support visual components that combine in distinctive visual patterns.

4.0 Existing Visual Resources and Viewer Response

4.1 Existing Visual Resources

Land affected by the proposed Project is generally lacking in significant visual resources. The site is presently undeveloped, and no physical structures are present onsite. The property is highly disturbed and has been previously graded.

The dominant visual character of the Project site is that of generally flat topography supporting limited vegetation. A stand of mature palm trees is present in the northwestern portion, adjacent to Bonita Road; refer to Figure 1. No other elements that may contribute to overall scenic quality, such as steep hillsides, rock outcroppings, or natural open space or vegetation, are present onsite; refer to Figure 1, Location Map/Viewpoint Locations.

4.1.1 Visual Character/Visual Quality

As described above, the Project site is highly disturbed and does not support features that contribute to a high degree of scenic value. As such, the visual quality of the site is generally considered to be low.

Landscape Unit #1

Landscape Unit #1 consists of a portion of the Sweetwater Summit Regional Park. The park provides natural open space along the Sweetwater River with a system of trails for horseback riding, hiking, scenic enjoyment, and wildlife observation. Within the study area, Landscape Unit #1 is generally bounded by the Sweetwater Reservoir to the north/northeast and SR 125 to the south and west.

This landscape unit offers somewhat varied terrain and elevation. The hillsides rise up from the valley floor, creating a visual contrast with the flatter land area offered by the valley. This landscape unit supports a variety of natural vegetation typical of the environment, including low-lying scrub, groundcover, and annual grasses, as well as a number of established oaks. As much of the vegetation and topography are similar throughout this area, landscape components do not generally offer strong, visually distinctive patterns to viewers, particularly when viewed at a distance. The components within Landscape Unit #1 do not offer a high degree of visual contrast, and therefore, do not combine to create highly distinctive visual patterns. The landscape has a moderate degree of intactness, as it is generally free from competing visual elements. Visual quality is considered to be medium.

Landscape Unit #2

Landscape Unit #2 consists of the Sweetwater River Valley which exhibits flatter lands bounded by gentle hillsides rising to the north and south. Landscape Unit #2 offers a visual pattern generally comprised of developed lands, with open space areas interspersed. Vegetation largely consist of ornamental landscaping with areas of natural, undisturbed vegetation. As much of the vegetation and topography are similar throughout this area, landscape components do not generally offer strong, visually distinctive patterns to viewers, particularly when viewed at a distance. Further, lands within this landscape unit are generally similar with regard to color, due to visual dominance of the golf courses and areas of undeveloped lands along within the valley floor; however, elements along the Bonita Road corridor do offer a sense of visual bulk, dominance, and scale within this landscape. Visual quality is considered medium.

Landscape Unit #3

Landscape Unit #3 is generally comprised of the surrounding hillsides that rise from the valley floor to the north, east, south, and west of the Sweetwater River floodplain. Larger-acre areas of undeveloped lands and open space are interspersed among developed lands. Vegetation largely consists of a mixture of ornamental landscaping combined with natural vegetation.

This landscape unit offers somewhat varied topographical differences as compared to the flatter topography exhibited by the valley floor. Landscape Unit #3 does not offer strongly contrasting landscape components that combine to form striking or distinctive visual patterns, and therefore, a memorable visual impression is generally not created. The landscape is largely free from encroachment of competing visual elements, due to the nature of the topography and existing vegetation, and is therefore visually intact. A sense of visual unity is achieved, as components combine to form a generally visually coherent pattern. Visual quality is considered to be medium.

Landscape Unit #4

Landscape Unit #4 consists of the more densely developed areas within the cities of San Diego (north of State Route 54) and Chula Vista (south/southeast of Bonita/Sweetwater). This landscape unit generally exhibits a higher density, more urbanized pattern of development with limited areas of expansive, undeveloped open space or natural features or landforms that contribute substantially to the overall visual quality of the area. As such, landscape components do not generally offer strong, visually distinctive patterns to viewers. Colors are generally of natural hues, with elements offering varied visual diversity and textures. The components within Landscape Unit #4 do not offer a high degree of visual contrast. The landscape has a moderate degree of intactness, as it is generally free from competing visual elements. Visual quality is considered to be medium to low.

Landscape Unit #5

Landscape Unit #5 consists of a portion of Proctor Valley. This landscape unit follows Proctor Valley Road, trending generally north-south and offering undeveloped hillsides of varied topography. These hillsides are visually distinctive feature within the landscape and are considered to have scenic value, offering visual components that combine in distinctive visual patterns.

Colors are somewhat varied, based upon viewing distance to the forms, sunlight and time of day, and texture of the surfaces. Landscape Unit #5 offers a sense of vividness and creates a memorable visual impression through varied geologic forms, particularly when influenced by sunlight.

These hillsides offer a visually diverse pattern of elements within the landscape. This landscape unit supports landscape components that combine in distinctive visual patterns and provide visual contrast to other surrounding lands and the valley floor. The landscape has a moderate degree of intactness, as it is generally free from competing visual elements. In addition, a sense of visual unity is evident, as the landscape components join together to form a coherent visual pattern. Visual quality is considered to be medium.

4.2 Viewer Response

Viewer response is based on both viewer sensitivity and viewer exposure. These elements influence how a viewer may potentially respond to a change in the visual landscape, particularly with regard to development of a site from a generally undeveloped condition. Viewer response varies based upon the type of viewer and the characteristics of the visual environment that would ultimately be affected (i.e., urban versus rural environment, established large-scale commercial area versus low density residential uses, etc.). Viewer response is largely influenced by viewer sensitivity and viewer exposure, as described in greater detail below.

4.2.1 Viewer Sensitivity

Viewer sensitivity to a change in the visual environment can be influenced by a number of factors, including the awareness of the viewer, personal interest in a particular visual resource, and/or viewer activity during the time that views of a resource occur (i.e., vehicle driver versus passenger, active versus passive viewing). In addition, the particular goals or values of a community can influence the sensitivity of viewers to a particular site, land area, or viewshed. Viewer sensitivity may vary between those with a vested interest in a community (i.e., residents) versus those traveling through an area with little or no knowledge of the community or existing visual landscape. Based on these conditions, viewer sensitivity can be assigned a value of low, medium, or high.

It is likely that community members would be more sensitive to the Project than would those who experienced Bonita as a visitor. In addition, viewer sensitivity may be higher among those who would experience views of the site more, such as area residents or those traveling along Bonita Road or other nearby roadways. As views of the Project components would also vary due to distance from the site, as well as travel speed along area roadways and the degree to which one chooses to make an effort to view the site (e.g., turning of one's head), viewer sensitivity to a visual change within the landscape occurring as a result of the Project would be further influenced.

4.2.2 Viewer Groups

The largest viewer group would consist of those individuals traveling Bonita Road, due to the relatively level viewing plane provided in the Project vicinity (valley floor) that would generally limit views to the site. Additional viewer groups may include travelers along other public roadways in the surrounding area (i.e., Sweetwater Road, San Miguel Road, Golf Glen Road, Bonita Glen Terrace, etc.) where views may occur at a similar or higher elevation than the Project site; however, the degree to which views from such location would occur would be greatly influenced by existing intervening development and/or landscaping.

Additional viewer groups may include local occupants viewing the Project site from surrounding residential uses (particularly at a higher elevation than the site) to the northeast/east/south, particularly properties directly adjacent to the Project site; however, such views of the Project from these vantage points would occur from privately-owned properties and not public viewpoints. With exception of those properties immediately adjacent to the site, views from these private ownerships would generally be decreased due to distance and intervening vegetation and development.

Additionally, views to the site may occur from the existing regional trail that runs along the north side of Bonita Road, adjacent to the Chula Vista Golf Course. Views may be experienced by those pedestrians using the trail for recreation, traveling both eastbound and westbound along the trail. The trail ranges in elevation as it follows along Bonita Road. Near the intersection of Central Avenue/Bonita Road, the trail is generally at grade with Bonita Road. As one travels south and westward along the trail through the Golf Course, the trail dips below the grade of Bonita Road, thereby obscuring views to the east and south.

4.2.3 Viewer Exposure

A limited number of public roadways are present in the Project area that would afford views of the site. Potential views into the subject property from vehicles traveling along public roadways would therefore be limited, due to distance to the proposed development area, existing development and mature landscaping, travel speeds, and the angle of the view with respect to

the viewer (i.e., forward-looking versus turning one's head and looking back towards the subject property).

In determining the potential exposure of each viewer group, several factors are considered. These include the overall number of viewers experiencing visual changes to the resource as the result of the proposed development; how long views would last; the anticipated speed at which viewers would be traveling; and, the relation and distance of the viewer to the object being viewed.

Table 5, Viewer Groups and Anticipated Exposure, summarizes the anticipated viewer groups and the potential viewing experience of each.

TABLE 5
VIEWER GROUPS AND ANTICIPATED EXPOSURE

Anticipated Viewer Group	Key Views	Approximate Distance to the Project Site	Anticipated Views with Project Implementation	Sensitivity	Duration of View
Drivers along Bonita Glen Terrace	1	0.2 mile east of Project site	Limited views of Project site	Low	0-5 seconds
Drivers along Golf Glen Road	2	0.3 mile south of Project site	Views of Project site obscured	Low	N/A
Drivers along Bonita Road	3	Adjacent to west/northwest of Project boundary	Intermittent views of proposed buildings and landscaping	Medium to High	Varies / 0-10 seconds
Drivers along Acacia Avenue	N/A	0.7 mile southwest of Project site	Views of Project site obscured	Low	N/A
Surrounding Private Residential Uses	N/A	Adjacent to northeast, east, south/Varied distance	Limited views of Project site	High to Low	Varied

4.2.4 Viewer Awareness

Viewer response is affected by the degree to which a viewer is receptive to visual details, character and quality of the surrounding landscape. A viewer's perception is affected by his/her activity and the degree to which he/she actively participates in noticing a change in the visual environment.

Viewer awareness to potential visual changes in the setting that may occur with the Project would be varied. A viewer would first need to be in a location within the surrounding area where the Project site was visible (e.g., from a higher elevation), then actively notice that a change in the visual landscape has occurred. Viewer awareness would also vary between local residents and those who are experiencing the area as a visitor, wherein the local residents would likely be more aware of a change in the visual environment. In addition, viewer awareness would also vary due to distance from the proposed facilities, as views occurring at a greater distance would diminish the visibility of the Project components within the visual landscape.

5.0 Visual Impact Assessment

5.1 Guidelines for Determining Significance

The California Environmental Quality Act (CEQA) Guidelines define “environment” to include “objects of...aesthetic significance (Section 15360).” As such, the County of San Diego has identified thresholds of significance to assess potential impacts resulting from proposed development.

The following significance guidelines are intended to provide guidance in the evaluation of whether a significant impact to visual resources would occur as a result of project implementation. A project will generally be considered to have a significant effect if it proposes any of the following:

- ⌘ Introduction of features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines;
- ⌘ Removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated), historic resources, trees, and rock outcroppings;
- ⌘ Substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a public road, a trail within an adopted County or State trail system, a scenic vista or highway, or a recreational area; or,
- ⌘ The project would not comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District’s zoning.

5.2 Key Views

Several key views were identified from surrounding public vantage points in the area. Refer to Figures 5 to 8 which illustrate existing views potentially affected by the Project.

The Project site is located along the valley floor. As such, views to the site from surrounding locations along the valley floor would generally not occur or would be restricted due to area topography, as well as intervening landscaping and/or development. As one begins to ascend the area hillsides, the potential for the Project site to become more visible would increase; however,

as the hillsides are generally distanced from the Project site, views of the Project elements would decrease due to distance, intervening development, topography, and established vegetation.

As such, the key views considered in this analysis are those that may occur to travelers along public roadways within the immediate Project vicinity, including those designated by the County as Scenic Roadways. These roads include Bonita Road, Golf Glen Road, and Bonita Glen Terrace. Central Avenue, Sweetwater Road, and Acacia Avenue are also located within proximity to the site; however, due to intervening development and vegetation, distance from the site, and/or similar elevation as the Project, views from these roadways would be largely limited and/or obstructed. As such, views of the site from these roadways is not evaluated herein.

As described below, views of the Project from the key public vantage points have the potential to be further reduced by distance from the site, travel speed, area topography, angle of the view (i.e., looking directly to the site or turning one's head to look back to the site), and intervening vegetation or development.

5.2.1 Key View #1 – View from Bonita Glen Terrace Looking West

Bonita Glen Terrace generally trends north-south in the vicinity of the Project site. The roadway is located approximately 0.2 mile to the east of the Project site. A row of existing residential homes is located between the Project site and the roadway. The back yards of these residential lots are all fenced (using varying materials, i.e. wooden or chain-link) thereby creating a visual boundary.

Viewers from this vantage point would mainly be passengers in vehicles traveling northward along the roadway. Existing views from this vantage point are varied, but generally consist of the existing single-family residential uses, generally occurring at lower densities. Vegetation along the roadway consists of ornamental vegetation. The existing visual landscape offers somewhat memorable landscape components and distinctive visual patterns, and therefore, visual quality and character are considered to be medium.

5.2.2 Key View #2 – View from Golf Glen Road Looking North

Golf Glen Road trends east-west to the south of the Project site. Existing residential homes are located between the Project site and the roadway. Similar to those along Bonita Glen Terrace, fencing is present along the back yards of these residential lots.

Viewers from this vantage point would mainly be passengers in vehicles traveling east-west along the roadway. Existing views from this roadway vary and generally consist of the existing single-family residential uses and ornamental landscaping. The existing visual landscape offers somewhat

memorable landscape components and distinctive visual pattern. Visual quality and character are considered to be medium.

5.2.3 Key View #3 – View from Bonita Road Looking Northeast/East

Bonita Road generally trends north-south in the vicinity of the Project site. Views from this roadway to the site would be intermittent and brief as one travels generally north/south in the Project vicinity. Under current conditions, views into the site are somewhat restricted by the roadway alignment, the existing fire station to the west, and mature vegetation along the Project frontage. As shown in Figure 7, views into the site do occur at certain vantage points along Bonita Road looking generally eastward into the Project site. The existing visual landscape is varied due to a variety of uses scattered along the roadway (fire station, preschool, vacant land, etc.) offers somewhat memorable landscape components, but lacks an overall visual cohesiveness. Visual quality and character are considered to be medium.

5.2.4 Key View #4 – View from Bonita Road Looking South/Southeast

Key View #4 is the view looking south/southeast from Bonita Road; refer to Figure 8. This viewpoint is intended to show the view from southbound Bonita Road looking to the site and how the proposed development would appear within the existing visual setting, relative to surrounding land uses.

As shown, development along the valley floor in the Project vicinity creates a varied visual pattern, ranging from large areas of undeveloped lands, limited development on the golf courses, and low- to medium-density residential neighborhoods, integrated with smaller-scale commercial and institutional-type uses. Further, the surrounding hillsides contribute a sense of visual variety within the landscape. Due to the variety of uses scattered along Bonita Road (fire station, preschool, vacant land, etc.) in the Project vicinity, this view offers somewhat memorable landscape components, but lacks an overall visual cohesiveness. Visual quality and character are considered to be medium.

5.3 Assessment of Visual Character and Visual Quality

5.3.1 Assessment of Visual Character

Natural landforms, natural vegetation, and a mixture of institutional and single-family residential uses, as well as the visually undeveloped lands associated with the golf course, exist in the area surrounding the Project. Such visual components would generally not be adversely affected by the proposed development. The existing topography of the site is generally flat. With implementation of the Project, the site would be graded and the existing pad elevation raised to remove the structures from within the floodplain boundaries; however, no substantial change to the overall character of the topography would occur, as the pad would still be relatively flat, and grading would not result in the removal of any slopes, hillsides, or other visual elements that would potentially contribute to or enhance the visual character of the property.

Construction would occur on the site and would generally be limited in visibility to surrounding parcels, and with restricted views from Bonita Road. The onsite physical character (existing vegetation, undeveloped/vacant land) would be altered with installation of the storage facilities; however, with consideration of varied views to the site from offsite (private) properties and travelers along nearby roadways, the visual changes resulting from the Project would not substantially change the existing visual pattern of the area, nor would the Project incorporate elements that would substantially obstruct or diminish existing views from offsite public vantage points; refer to Figures 5-8.

Visibility of the site would be reduced with the proposed perimeter landscape screening, which would continue to mature over time, progressively providing additional screening and enhancing the visual character of the site, as shown in Figures 2C and 2D and Figures 7 and 8. Further, the Project has been designed in conformance with the Sweetwater Design Guidelines with regard to architectural style and would incorporate materials muted in nature (grays, tans) to reflect the surrounding landscape and the rural-type character of the community; refer to Section 5.5 below for further discussion. Through such design measures, an adverse change to the overall character of the existing visual pattern through the introduction of elements that would create visual dominance or scale is not anticipated with the Project. As such, the Project design would not substantially change the visual character of the landscape.

5.3.2 Assessment of Visual Quality

The visual quality of a view is partially influenced by the viewing location from which public views occur. The viewing location can allow for views that are generally either expansive in nature or focused on a specific view of a site or particular feature within the landscape. In addition, visual quality is influenced by the particular characteristics of the viewing corridor

within which a view occurs. Visual quality is also affected by the quality of the overall viewshed area being viewed. Areas identified as having high visual quality are those which are identified as being sub-regionally important and possessing high scenic value.

The visual quality of the Project site would be potentially affected during the construction phase of the Project. Views of the site may include grading and construction activities, presence of construction vehicles and workers, and storage of building materials. Existing landscaping on offsite lands would continue to provide some level of visual screening of the site from offsite public and private viewing locations (i.e., preschool, fire station, residential uses, golf course); however, construction impacts on visual quality would be temporary and short-term, and would ultimately no longer be experienced when construction is complete. Once the construction phase ceases, no other changes to the visual landscape would occur, as no other development or improvements are proposed; however, the proposed landscape screening along the MUP boundaries would continue to mature over upcoming years, thereby resulting in minor changes to the visual setting.

As described above, views of the property from Bonita Road are afforded, as the roadway runs adjacent to the Project frontage. From this location, the Project site presents a landscape that is somewhat visually intact, in part due to the undeveloped nature and general lack of mature vegetation, trees, or other visual elements. Due to the nature of the visual character (developed) of adjoining lands, the site is generally considered to have a limited sense of visual harmony with adjacent properties. Visual diversity is generally low, as views largely consist of the existing graded site supporting disturbed vegetation, with limited elements or features that disrupt the visual landscape, and no visually significant natural or topographical features. As such, the affected land is generally considered to have a low visual quality and is not considered to be subregionally important or possess a high scenic value.

Additionally, landscaping for screening purposes is proposed along the MUP boundary to enhance the visual quality in areas where the site may otherwise be visible; refer to Figures 2C and 2D, Conceptual Landscape Plan. As such, the visual quality of the site would be further enhanced following completion of the construction phase through the maturing of the proposed landscape screening; however, as the existing visual quality of the affected parcel (or views from Bonita Road to the site) is not considered to be high, and no resources of scenic value would be removed with the Project, installation of the storage facility at the subject property would not substantially reduce the overall existing visual quality of the property. It is therefore not anticipated that the Project would significantly degrade the existing visual quality of the site affected by the Project or of surrounding lands.

5.4 Assessment of Viewer Response

Viewer response to visual changes on the Project site with development of the storage facilities is anticipated to be varied, dependent upon the Project facilities being viewed and the location of the public vantage point. Viewer response during the construction phase may be greater because grading activities, construction equipment, and varying stages of construction may be visible from public roads within the Project vicinity. Once construction is completed, no other changes to the visual landscape would occur, as no other development or physical improvements are proposed; however, the proposed landscaping for screening purposes would continue to mature over time.

A 7-foot high tubular steel fence is proposed along the southern and western property boundaries and the northern property boundary from the eastern corner of Building A eastward to the property line. The fencing would be tan in color to reduce its visibility. Additionally, as shown on Figures 2C and 2D, proposed landscaping would be installed and would continue to mature over time to screening views of the proposed structures from offsite vantage points. Such landscaping would help to visually blend the development into the visual setting, thus reflecting the character of similar ornamental landscaping on developed lands in the surrounding area.

Views to the Project site from offsite public vantage points along the valley floor at a similar or lower elevation would generally be reduced or blocked due to intervening development and established vegetation and/or topographical features. Therefore, viewer response to the change in the visual setting with the Project would generally be low from such vantage points. Viewer response from vantage points at higher elevations, such as from the hillsides located to the north, east, and south of the site, would be greater, as the change in the visual setting along the valley floor would be more visible; however, such views would be reduced by distance and influenced by intervening development and vegetation. Viewer response is considered to be low to medium from such vantage points.

For views from Bonita Glen Terrace looking west (Key View #1), existing vegetation and residential uses limit views looking west to the general vicinity of the Project site; refer to Figure 5. As views to the site would be limited, existing views from the public roadway would not be substantially changed by the proposed development, and viewer response is anticipated to be low.

For views from Golf Glen Road looking north (Key View #2), existing vegetation and existing residential uses limit views looking north to the Project site; refer to Figure 6. As views to the site would be obscured from the public roadway, existing views would not be substantially changed by the proposed Project. Viewer response would therefore be low.

For views from Bonita Road looking northeast/east (Key View #3), existing vegetation along the roadway would somewhat limit views into the site. Views would be further influenced by travel speed and the degree to which the viewer actively looks eastward to the site. Moving northward along Bonita Road to the site, travelers would experience views of the existing

commercial and institutional uses that presently occur along both sides of the street, until reaching the Chula Vista Golf Course, so similar use types would be witnessed. Viewers would also see the relatively large-scale fire station just prior to experiencing views of the proposed Project. As the road turns northward, drivers would be required to turn their heads and look back to site. Although a visual change in the site would be experienced from this vantage point with Project implementation, proposed landscaping would partially screen the buildings from view from this location; refer to Figure 7. Overall, viewer response is considered to be medium.

For views from Bonita Road looking south/southeast (Key View #4), existing vegetation along the roadway and along the drainage to the north of the site would somewhat restrict views of the proposed development from southbound Bonita Road. Views would be further influenced by travel speed and the degree to which the viewer actively looks eastward to the site. Moving southward along Bonita Road to the site, travelers would experience views of the existing commercial uses and the preschool to the east, as well as the Chula Vista Golf Course to the west, and the fire station further to the southeast. Although a visual change in the site would be experienced from this vantage point with Project implementation, proposed landscaping would partially screen the buildings from view, as seen in Figure 8. Viewer response is considered to be medium.

5.5 Determination of Significance

- 1) Introduction of features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines.

As a discretionary project, the proposed Project is subject to the adopted Sweetwater Design Guidelines. Figures 2A to 2E show the proposed development and associated landscaping enhancements. All proposed development has been designed consistent with the Design Guidelines and is subject to the community design review process to ensure Project conformance. Project consistency with the Sweetwater Design Guidelines is discussed in Appendix A.

Location / Lot Size

In the Project vicinity, parcels are generally small-acre parcels with medium-density residential uses immediately to the north, east, and south, as well as further to the west, across the existing Chula Vista Golf Course. Large-acre rural residential lots are not present within the Project vicinity. Larger-acre lots support a variety of commercial uses along Bonita Road, as well as institutional uses (school, churches, etc.).

The Project does not propose to subdivide or change the existing size of the subject parcel proposed for development. Therefore, the Project would not create lot sizes that were inconsistent with or that would conflict with the existing visual character of lands in the surrounding area by creating smaller lots that may allow for higher-density development to occur.

As indicated above, the subject parcel is located along Bonita Road which currently supports a variety of commercial and institutional uses and serves as a main travel way through Bonita. The proposed use is allowed with County approval of a MUP, and therefore, the subject site is an appropriate location for the proposed self-storage facility.

Architectural Design / Theme

Architectural design of structures on parcels surrounding the Project is varied, due to a mixture of use types. Residential uses in the area typically exhibit ranch-style features with wooden exteriors and roofing and typical articulation (i.e. wooden trim, porches, etc.). A number of residential uses are constructed in the Spanish style, with stucco exteriors, tile roofing, and arched features. Commercial and institutional uses are also of varied architectural design, but generally reflect a more rural character.

The Sweetwater Design Guidelines indicate that the character of Sweetwater's new development should emphasize the community's rural-rustic atmosphere. The Design Guidelines encourage that building design be informal and inviting, incorporating materials such as wood and stone, be generally earthtoned in color (e.g., tans, grays), and provide shade and shadow patterns created by roof overhangs and careful variation of planes in building elevations. No particular architectural style is preferred; however, the Design Guidelines indicate that architectural elements that are rustic and characteristic of rural buildings are encouraged.

The architectural style for the proposed Project has been developed with consideration for the existing local setting, character of the Bonita community, adjacent land uses, and the requirements identified for the proposed land use type as recommended in the Sweetwater Design Guidelines. Throughout the design phase, the applicant has brought the Project before the Sweetwater Community Planning Group multiple times to present the proposed architectural style and to gain input from both members of the Community Planning Group Board members and other interested parties. Subsequent to receiving such input, the Project design has undergone multiple revisions to reflect the community's desire to ensure that a rural-type architectural design is maintained and the character surrounding land uses to the degree feasible, given the larger bulk and scale of the proposed development as dictated by the operational nature of the land use (self-storage facility).

Consistent with the Sweetwater Design Guidelines, the proposed architectural design would include simple one-and two-story buildings of generally muted tones (grays and tans); refer to Figures 2B-1 and B-2, Elevations, and Figures 7 and 8, Views 3 and 4 (Visual Simulations).

Additionally, the overall square footage of the development is proposed as three separate smaller-scale structures, rather than one large structure, to better reflect the existing rural residential character in the area immediately surrounding the site. Further, the roofs of Buildings A, B, and C have been designed at varying heights, offering pitched roofs and faux dormers, similar to architectural design elements frequently incorporated in residential designs, to create visual interest and break up the visual massing of the overall roof; refer to Figure 2A-1, Site/Roof Plans.

The proposed architectural design is respective of the Sweetwater Design Guideline requirements in that each of the buildings has been designed to provide shade and shadow via offsets, projections, recesses, roof overhangs, and varying planes along the length of the building elevations (p. 16, Sweetwater Design Guidelines). Features such as faux windows and louvered vents, along with the pitched rooflines and faux dormers, would create facades offering varied architectural elements, rather than flat, unvaried planes of minimal visual interest along the building elevations. Flat roofs are not proposed (p.17, Sweetwater Design Guidelines). The facades and rooflines for all proposed structures would exhibit similar architectural design treatments with regard to design, color, and materials, thereby strengthening the overall visual unity and cohesiveness amongst the individual buildings (p. 17, Sweetwater Design Guidelines). Such architectural details (e.g., pitched roof lines and overhangs, muted colors, avoidance of expansive glass surfaces, etc.) proposed for the Project have also been designed with consideration for the rural-type architectural character of the fire station located just to the southwest of the site.

Additionally, the eastern (e.g., rear) and southern elevations of the proposed development, which would be partially visible from public streets or neighboring properties (along Bonita Glen Terrace and Golf Glen Road), would be finished using colors and materials equivalent to the principal sides of the proposed building(s) to ensure that a quality architectural style is maintained for all structures, even those that would not experience a high number of public views (pp. 16 and 17, Sweetwater Design Guidelines). Refer also to Figures 5 and 6.

As designed, exterior walls would not support large areas of glass (longer than 50 feet) or incorporate glass curtain walls or galvanized sheet metal, in conformance with the Sweetwater Design Guidelines. As stated, colors would be muted (grays and tans) and would not offer a high degree of contrast or use of bright colors; refer to Materials and Colors, below, for additional discussion.

It should also be noted that views of the proposed structures from offsite public vantage points would be reduced via proposed landscaping; refer to Figure 2C, Conceptual Landscape Plan, and Figure 2D, Conceptual Landscape Plan - Sections. As shown in Figure 2C, landscaping is proposed along all boundaries of the Project site to enhance the proposed development within the visual setting and to screen views into the site. Figures 5 to 8, Visual Simulations, have been also prepared to illustrate proposed landscaping at approximately five years maturity to demonstrate a realistic level of visual screening that would be anticipated at that time; however,

such plantings would continue to grow and mature over future years, providing increased screening of public views into the site, and further reducing the overall visibility of the development. Additionally, Figure 2D provides an illustration of the proposed landscaping at initial planting, at 5-year maturity, and at 10-year maturity to visually demonstrate how landscaping would change over a 10-year time period, thereby further enhancing the overall appearance of the development within the visual setting (and reducing views into the property).

Architectural design of the proposed facilities is not anticipated to significantly contrast with the architectural design of uses found in the surrounding area. The architectural design of Project elements would not result in features that are visually dominant within the visual landscape, or that would significantly contrast with the existing visual character of the Bonita community.

Materials and Colors

Development on lands within the surrounding area generally exhibit a range of materials and colors, depending on the land use considered. Materials generally range from metal, wood, stucco, and concrete block for residential, institutional, and commercial uses. Exterior colors of area structures vary widely from earth tones to more vibrant colors, particularly within the residential neighborhoods. Refer to Figures 3C to 3F which provide photographs of surrounding development and Figure 3G, Surrounding Land Uses.

As shown in Figures 5 to 8, Visual Simulations, the Project has been designed to reflect the rural character of the surrounding visual setting with regard to materials and colors. Project materials would generally consist of stucco, metal, and glass; refer to Figures 2B-1 and 2B-2, Elevations. Roofing materials would be metal ribbed roofing of varied muted (shades of gray) colors (p. 18, Sweetwater Design Guidelines). Siding would also be vertical metal paneling, intermixed with treatments of stucco and plaster, faux glass windows, metal trim features, and other features.

All materials used would be of a muted color (e.g., tans, grays) to reduce the visibility of the buildings and to visually blend them into the landscape. The use of bright colors or highly reflective materials is not proposed, generally consistent with uses found on adjacent properties. The use of shiny materials (p. 18, Sweetwater Design Guidelines) or contrasting colors [e.g., use of a primary color (red, yellow, blue) and a composite color (orange, green, purple)] is also not proposed; refer to Figures 5, 7, and 8.

Overall, the Project would result in the construction of elements within the landscape that would be respective of the existing visual character and visual quality with regard to materials and color. No Project design features are proposed that would sharply visually contrast with surrounding elements.

Height / Square Footage

Square footage of buildings in the area varies, depending on the type of use. Single-family residential uses are generally of smaller square footage, and commercial, institutional, and multi-family residential uses generally exhibit structures of greater square footage.

Residential land uses in the immediate area generally consist of single-family residential units. Such structures are generally one to two stories in height, with a number of larger homes (i.e., along the hillsides to the south) being three stories in height and of greater square footage; refer to Figures 3B and 3D. A number of multi-family complexes are present along the Bonita Road corridor to the southwest of the site; refer to Figure 3G. By design, such uses vary in overall square footage and are generally two stories (or greater) in height to accommodate a higher density; refer to Figure 3F.

The preschool located just northwest of the Project site totals approximately 1,456 s.f. in several small one-story buildings; refer to Figure 3D. The fire station located just southwest of the Project site is two stories in height (approximately 30 feet), similar to the Project as proposed. Approximate square footage of the structure is 17,740 s.f.³; refer to Figures 3B and 3C.

Existing commercial and institutional uses of greater height and square footage, largely due to the nature of the uses, are present along the Bonita Road corridor both to the northeast and southwest of the Project site. Refer to Figures 3B-3C and 3E-3F, Photographs; and Figure 3G, Surrounding Land Uses. Existing commercial uses along the corridor are generally comprised of retail uses and commercial office space, among other uses. The square footage of such commercial uses varies depending on the type of use; however, structures supporting commercial uses along the corridor are typically one to two stories in height, with some of greater height. Bonita Valley Community Church is located present further to the southwest along Bonita Road; refer to Figure 3G. Several large-scale buildings of varying square footage, serving a variety of purposes in support of church operations comprise this church use. Such buildings are somewhat visually dominating within the landscape due to their scale. The structures vary in height from two to three stories; refer to Figures 3C and 3G. Other institutional uses along the corridor in the Project vicinity include the public library and San Diego Regional Center, and Bonita Museum and Cultural Center, which range in square footage depending on the use and are generally one to two+ stories in height.

The Rural Residential (RR) zone that applies to the Project site allows for a maximum building height of 35 feet (as measured from ground surface to the midpoint of the roof per standard County methodology).⁴ Maximum building height of any proposed structure would be 33 feet 5

³ Square footage estimated from aerial photograph (Google Earth, 2017): 13, 940 s.f. first floor; 3,800 s.f. second floor.

⁴ County of San Diego, Planning and Development Services, Zoning Division, *Height and Story Drawings*. Publication PDS-307. Revised September 21, 2012.

inches, as measured to the ridgeline; however, when measured to the midpoint of the roof, the proposed maximum building height would be approximately 27.5 feet. Therefore, per County methodology, the maximum height of any of the proposed onsite structures would be approximately 7.5 feet lower than that allowed for the RR zone.

Single-family residential uses border the site to the east and south; refer to Figure 1. As designed, the nearest building (Building A) would be set back from the eastern property line by 20.5 feet (10-foot minimum side yard setback) to distance potential views of the structures. Further, to reduce the potential visibility of Building A from the adjacent residential uses and the roadway to the east, the building is proposed as a single-story structure of approximately 13 feet 9 inches in height. Building B, setback from the eastern property line by 68.5 feet, would be a two-story building (maximum 33 feet 5 inches in height in the central portion). This design approach therefore distances the residential uses to the east from the proposed structures of greater height, thereby reducing potential views of the buildings from Bonita Glen Terrace; refer to Figure 5. Building C would also be a maximum of 33 feet 5 inches in height (in the central portion) and set back from the western property line by 38 feet. Buildings A, B, and C would be set back from the southern property line by 44 feet, distancing the structures from the adjacent existing residential uses of lesser height. By limiting the buildings to a maximum of 33 feet 5 inches in height and distancing them from the southern property line, the proposed development would not be visible from Golf Glen Road. Building C, closest in proximity to the fire station and potentially visible in combination with the fire station from Bonita Road, would therefore be reflective of the height of the fire station. Additionally, as shown in Figure 2A, the majority of views of Building C from Bonita Road would be across the undeveloped parcel located to the north of the fire station (under the ownership of the fire department), thereby further buffering and/or distancing views of the Project elements. Similar non-residential uses of two stories and greater are also present to the south of the Project site along the Bonita Road corridor, as identified in Figure 3C. Therefore, at a maximum height of 33 feet 5 inches, the Project as proposed would be consistent with building heights found in the surrounding area with respect to land use type.

Additionally, Building A would be set back from the northern property boundary and further buffered by the existing creek, enhanced detention basin, and the surface parking lot. As such, views into the site from the north would be distanced from the proposed development, thereby reducing the visual height of the buildings. Landscaping would further screen views into the site from the north, reducing the visibility of the structures within the visual setting.

It should be noted that, as designed, all proposed building setbacks from the property lines exceed that required by the “G” designation of the Development Regulations for setbacks in the RR zone, as identified in the County’s Municipal Code; refer also to the zoning box provided on Figure 2A, Site/Roof Plans. Such design methods are intended to reduce the visibility of the structures by distancing onsite development from surrounding land uses. The proposed Project would total 133,598 square feet. By nature of the use, the Project represents a greater square footage than

single-family residential uses present in the area; however, the Project has been designed consistent with design regulations of the RR zone.

As indicated on Figure 2A, Site/Roof Plans, the self-storage facility is proposed as three individual structures, rather than one large building to reduce the visual mass of the development. Building A will total 36,610 s.f.; Building B will total 49,951 s.f.; and, Building C will total 47,037 s.f. in size; however, as shown in Figures 2B-1 and 2B-2, the proposed buildings would range from one to two stories in height, thereby avoiding the construction of larger, one-story structures with the proposed square footage being dispersed across a greater portion of the site at ground level; refer also to discussion of Building Coverage, below. This approach further reduces the potential for the proposed structures to visually dominate the site or to conflict with the building size or height of other comparable use types in the area.

Bulk and Scale

An evaluation of bulk and scale includes an analysis of the visual appearance of structures, relative to other existing development in the surrounding area. Bulk is a relatively subjective term for the elements of a building's mass which constitute the largest appearing general shape or shapes of a building. Scale involves a building's mass and bulk and building details as proportionately compared with other buildings in the surrounding area, or as relative to human proportions.

Visual bulk and scale of surrounding structures varies depending on the type of use. Residential uses tend to be of smaller scale (generally one to two stories in height) and more visually horizontal in nature, with commercial and institutional uses generally having greater visual bulk and scale, due to larger square footage requirements, building mass, and height (e.g., one to two stories or greater).

Table 6, Estimated Coverage (Bonita Road Corridor) provides a general summary of typical land uses located along the Bonita Road corridor in the vicinity of the Project site. The table is intended to provide a representative overview of the development characteristics of such uses, rather than a comprehensive documentation of all land uses located within a specified radius from the subject property.

As shown in Table 6, below, and Figures 3A to 3E, many of the residential uses in the Project area are single-family homes of average square footage (e.g., 1,600 to 2,500 s.f. or greater) and one and two stories in height (e.g., 15 to 30 feet), therefore being of lesser visual scale and bulk by nature of the use. As shown in Figure 3G, these uses tend to be distanced, or buffered, from the Bonita Road corridor, where higher intensity uses (commercial, institutional, multi-family residential) are generally concentrated. Therefore, the corridor tends to exhibit buildings of greater visual bulk and scale than the single-family residential uses in the vicinity. However, there are a number of homes located to the northeast, east, and south of the Project site, generally a

higher elevation, that exhibit greater bulk and scale on larger-acre lots; refer to Figures 3B and 3D.

The fire station located just to the southwest of the site also exhibits greater visual bulk and scale as compared to existing uses within the surrounding residential neighborhoods, due to functional requirements. Views of this structure may occur in conjunction with the proposed self-storage facility as one travels along Bonita Road in either direction, with the degree of visibility influenced by intervening vegetation along the roadside and travel speed; refer to Figures 1 and 3B to 3C. The approximate square footage of the fire station is 17,740 s.f. with an estimated building height of 35 feet (similar to that proposed for the Project); refer also to Table 6, Estimated Building Coverage, below.

Table 6 provides a representative, not comprehensive, summary of commercial uses found along the Bonita Road corridor, both to the north/east and south/west of the Project site; however, depending on operation of the type of services offered (e.g., stand-alone retail, shopping center, commercial office building, etc.), the size and related bulk and scale of such structures tend to range widely. Due to their nature, commercial uses along the corridor (and in general) tend to have greater bulk and scale relative to the single-family residential uses that are present in the Project vicinity; refer to Figures 3A to 3G. Such uses are generally of greater square footage and of one- to two (or greater) stories in height, and therefore, typically represent elements of greater visual bulk and scale within the landscape.

As indicated above, the proposed Project would total 133,598 square feet, arranged in three individual structures having a maximum height of 33 feet 5 inches; refer to Figure 2A, Site/Roof Plans. By breaking the overall square footage proposed for the self-storage facility into three separate buildings, rather than one large structure, the visual mass and bulk of the development within the subject property is greatly reduced. This design approach further reduces the potential for the proposed structures to visually dominate the subject site or to conflict with structural size or scale of other comparable use types in the area.

Consistent with the Sweetwater Design Guidelines, the bulk of the proposed onsite structures has been visually reduced by breaking the roof forms into an arrangement of smaller parts, in particular when viewed from higher elevations (e.g., surrounding residential uses) (p. 17, Sweetwater Design Guidelines); refer to Figure 2A, Site/Roof Plans. As designed, a consistency of roof pitch and design among the separate roof components has been maintained to maintain a visual unity amongst the structures (p. 17, Sweetwater Design Guidelines); refer to Figures 2B-1 and 2B-2, Elevations. Architectural details including faux dormers would further reduce the overall visual bulk of the structures while providing visual variety.

Further, the Project has been designed as a combination of one- and two-story buildings, and at a lesser building height than that allowed under the existing zoning. This design approach is intended to reduce the visible scale of the onsite structures within the landscape, and to better reflect the existing scale of existing land uses visible along Bonita Road. Additionally,

architectural detailing along the building elevations (e.g., entryways, faux windows) would further visually reduce the visual bulk of the structures, thereby avoiding large unbroken expanses of wall and reinforcing a more human-scale proportion (p. 16, Sweetwater Design Guidelines); refer to Figures 2B-1 and 2B-2, Elevations.

As described above, all building setbacks from the property lines would exceed that required by the “G” designation of the Development Regulations for setbacks in the RR zone, thereby buffering the proposed onsite development from surrounding land uses at a greater distance than that required by applicable regulations. By distancing the proposed onsite buildings by approximately 20.5 to 44 feet from the eastern and southern property lines, respectively, increasing the distance at which views of the onsite buildings would be experienced from offsite vantage points, the apparent bulk and scale of the Project would also be reduced. Such views from offsite vantage points would also be further screened from view by proposed landscaping; refer also to Figures 7 and 8 (Visual Simulations).

Additionally, Building A would be set back from the northern property boundary and further buffered by the existing creek, enhanced detention basin, and the surface parking lot. As such, views into the site from the north would be distanced from the proposed development, thereby reducing the visual scale and bulk of the buildings within the visual landscape. Proposed landscaping would further screen views into the site from the north, reducing the visibility of the structures within the visual setting. Additionally, as indicated previously, the Project has been designed to reduce the portion of Building A adjacent to the single-family residential uses and the roadway to the east to a one-story building in order to respect the smaller scale of such uses, as compared to larger-scaled uses located along the Bonita Road corridor.

It should be noted that the VR-2 land use designation allows for two dwelling units per gross acre. If the approximately 4.2-acre Project site were to be developed with residential uses under the existing land use designation, a total of eight single-family residential dwelling units could be developed on the property. Although such structures would generally represent visual elements of lesser bulk and scale by nature of the use, as compared to the proposed self-storage facility, the Project as designed has considered the character of such land uses, and provides architectural treatments (e.g., limiting building height to two stories, which is below the allowable maximum building height; breaking up the massing of the roof and building elevations, etc.) to reduce the visual bulk and scale of the onsite structures and to avoid development that would visually dominate the site or substantially contrast with the character of offsite lands.

As designed, the Project is intended to respect other non-residential uses found along the Bonita Road corridor with regard to bulk and scale. The Project design incorporates certain design measures and approaches, as described above, to ensure that the Project would not conflict with the visual character of such existing uses along the roadway or in the surrounding area, and that onsite structures would not represent visual elements of substantial bulk or scale.

Coverage

To demonstrate the proposed Project's compatibility with existing development in the surrounding area, an analysis of lot coverage for the proposed site and for existing development in the area was conducted. The *building footprint* is the amount of structural development (in square feet) at ground level. *Lot coverage* is generally expressed as a percentage and represents the area of land covered by the building footprint (building area divided by total lot area).

Land uses adjacent to the Bonita Road corridor (e.g., similar to the proposed Project), and therefore, those uses that would be experienced by viewers traveling along the roadway, were considered relative to coverage characteristics. As can be seen in Figure 3G, Surrounding Land Uses, the land use pattern exhibited along the corridor in the Project vicinity generally consists of higher-intensity commercial, institutional, and multi-family uses concentrated closer to the roadway, thereby providing a buffer to single-family residential development generally distanced from the main corridor. The proposed self-storage facility would therefore be reflective of this land use pattern.

Lands surrounding the Project site are generally of smaller acreage supporting structures of varied square footage, depending on the use. The majority of lands within the immediate Project vicinity generally support medium-density single-family residential land uses; refer to Figure 1. Larger-acre, rural residential uses elsewhere within the community exhibit a lower percentage of building coverage. Within the vicinity of the Bonita "commercial core" and on lands adjacent to the Bonita Road corridor, building coverage ranges but is reflective of the higher intensity of uses and associated greater square footage of structures to support such uses (e.g., commercial use versus single-family residential use); refer to Figure 3G, Surrounding Land Uses.

Table 6, Estimated Coverage, is intended to provide a representative (not comprehensive) overview of land uses along the Bonita Road corridor that would be experienced by viewers traveling along the roadway and the general building and estimated coverage characteristics. In estimating the building footprint of the uses considered, relevant data from the County of San Diego Assessor and relevant real estate databases was used, in combination with available recent aerial photography and applicable GIS software.

As designed, the building footprint on the subject 4.2-acre site (gross) (or 181,406 s.f.) would total 70,604 s.f. Therefore, building coverage would be approximately 38.9 percent of the site. The remaining portions of the property would be improved with landscaping (56,029 s.f., or 30.89 percent) and hardscape (54,773 s.f., or 30.19 percent) improvements (i.e. surface parking, drive aisles, walkways, etc.); refer to Figure 2A, Site/Roof Plans. The majority of the site, or approximately 60 percent, would therefore remain uncovered by structures, thereby exhibiting a more rural versus urban visual character.

The fire station located just to the southwest of the Project site generally exhibits an estimated coverage of approximately 34 percent of the lot, similar in coverage as that proposed for the Project; refer to Table 6, Estimated Coverage. It should be noted that views of the fire station

and the self-storage facility may occur from higher elevations in the surrounding area. Therefore, when experienced from such vantage points, development on the subject site would exhibit a visually similar lot coverage pattern as on the adjacent fire station lot to the west/southwest.

Single-family residential uses in the surrounding area generally exhibit a lesser degree of coverage as compared to commercial or multi-family residential uses, due to the nature and lower-intensity development of such uses, and influenced by the size of the lot. Additionally, many of these residential lots support accessory structures which add to the overall coverage of the lot and were considered in the evaluation herein. A number of residential uses in the area, particularly to the south along the hillside, exhibit a greater degree of coverage due to an increase in square footage of the residences; refer to Figures 3A-3B, 3D, and 3G. Higher-density, multi-family residential developments are present along the Bonita Road corridor generally to the southwest of the Project site; refer to Figure 3F, Photographs, and Figure 3G, Surrounding Land Uses. Such uses represent a higher concentration of square footage on the respective lots, intermixed with surface parking areas and landscaping. By nature, such uses generally offer a higher percentage of coverage, as compared to single-family residential development located within the Bonita community. Refer to Table 6 for coverage estimates for representative residential uses along the Bonita Road corridor and in the Project vicinity, as compared to the proposed Project.

Building coverage for commercial and institutional uses along the corridor ranges and is based upon such characteristics as the type of use (e.g., stand-alone retail, shopping center, commercial office building, church, civic use), overall lot size, and supporting parking, as well as landscaping requirements. Table 6 provides representative building coverage for existing commercial and institutional uses present along the Bonita Road corridor within the vicinity of the site, as compared to the proposed Project.

TABLE 6
ESTIMATED COVERAGE (BONITA ROAD CORRIDOR)

Existing Land Use	APN	# of Stories ¹	Parcel Acreage (in acres) ²	Approximate Building Footprint (in square feet) ²	Lot Coverage (Percent)
Area Commercial/Institutional/Multi-Family Residential Land Uses					
Commercial (NE of Bonita Road/Central Avenue)	590-130-33	1	1.1	13,102	27
	590-130-34	1	0.44	3,895	21
	590-130-36	1	0.93	8,491	21
	590-130-35	1	3.37	30,467	21
	590-130-27	1	0.73	8,362	24
Commercial (SE of Bonita Road/Central Avenue)	594-150-26	1	0.81	7,578	21
Preschool	593-050-56	1	0.73	1,456	5
Self-Storage Facility (Proposed Project)	593-050-57	1-2	4.2	70,604	38.9
Fire Station	593-050-62	2	1.10	16,117	34
Community Church (Bonita Valley Community Church)	593-042-18	2+	15.9	29,185	4
Condominium Complex (Bonita Ridge – Phase I)	593-350-08	2+	6.07	73,767	40
Commercial Complex (South of Bonita Road/West of Otay Lakes Road)	593-280-06; 593-280-09	1-2+	4.0; 4.8	95,643	25
Bank Complex (South of Bonita Road/West of Otay Lakes Road)	593-280-07	1+	0.51	2,400	11

TABLE 6, CONTINUED

Existing Land Use	APN	# of Stories ¹	Parcel Acreage (in acres) ²	Approximate Building Footprint (in square feet) ²	Lot Coverage (Percent)
Area Single-Family Residential Land Uses					
East (Bonita Glen Terrace)					
Single-Family Residential (SFR)	594-160-46	1	0.22	4,064	42
SFR	594-160-42	2	0.24	3,921	38
SFR	594-160-41	1	0.22	3,485	36
SFR	594-160-40	1	0.23	3,485	35
SFR	594-160-39	2	0.24	3,485	33
SFR	594-160-38	1	0.23	3,920	39
South (Golfglen Road)					
SFR	593-250-01	1	0.53	5,164	23
SFR	593-250-03	1	0.49	2,887	14
SFR	593-250-04	2	0.51	4,573	21
SFR	594-190-31	2	0.23	3,160	32
SFR	594-190-27	1	0.33	3,484	24
SFR	594-190-32	1	0.30	2,915	22
SFR	593-250-08	1	0.51	3,594	16
SFR	593-250-10	1	0.52	4,153	18
West (Acacia Avenue)					
SFR	593-062-02	1	0.6	4,731	18
SFR	593-062-01	1	0.49	3,798	18
SFR	593-061-01	1	0.48	3,215	15
SFR	593-061-03	1	0.49	4,437	21

¹ Google Earth, 2018; RealQuest, 2017.

² Square footage and building footprint calculations were determined using available data sources including: RealQuest, 2017; Sandicor (crstaxdata.sandicor.com), 2017; Property Search, 2017; Google Earth, 2018; and Intermap, 2018, as applicable, to the lot and structures being evaluated. Square footage of building footprints estimated for single-family residential uses includes permanent accessory structures identified on the lot evaluated, as applicable.

As discussed, building coverage characteristics would vary according to the type of land use considered and the size of the supporting lot. The proposed Project would generally exhibit similar coverage characteristics as the adjacent fire station, along with a number of other land uses in the vicinity, as demonstrated in Table 6. Coverage resulting with the Project as proposed

would be in conformance with that allowed by the RR zone for development of the subject site. Refer also to Appendix B for relevant building coverage data.

Light and Glare

Viewers looking to the site from public roads or private residential uses would have the potential to experience views of the proposed structures and associated improvements. As such, the potential for the Project to result in lighting or glare effects that could detract from or contrast with the existing visual quality of the area does exist.

All exterior lighting proposed for the Project would be required to conform to the requirements of the County's Lighting Ordinance and Light Pollution Code. The location, type of lighting, and lighting specifications for all external lighting proposed are identified on the Major Use Permit Plot Plan prepared for the Project.

Limited Project lighting would be installed onsite for purposes of security and to allow for circulation and access during nighttime hours. Low-level lighting would also be installed at the onsite rolling entry gates to facilitate access; refer to Figure 2A, Site/Roof Plans, and Figures 2B-1 and 2B-2, Elevations. Additionally, overhead luminaires within the proposed onsite parking area would be limited to 12-15 feet in height with any lighting directed away from public streets and adjoining properties.

Outdoor lighting would be connected via automatic timer switch in conjunction with photocell as well as via dimmable switch in conjunction with a motion sensor that has auto-on functionality. All exterior lighting fixtures proposed would be cutoff, shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships. Following installation, the Project contractor would be required to verify that proper shielding and cut-off is in place.

Consistent with County outdoor lighting requirements, spillover light onto adjacent properties would not exceed a value of 0.2 foot candles measured in the horizontal or vertical plane at a point three feet above grade level and five feet inside the adjacent property (measurement taken 15 minutes after the initial start-up of the fixture). Therefore, as designed, Project lighting levels would not cause an adverse effect on adjacent uses.

Due to the nature of the proposed land use, a limited number of windows would articulate the building exterior, thereby reducing the potential for glare effects to occur from light reflection. As shown in Figures 7 and 8, building surfaces would be of muted colors (i.e., grays, tans) to blend the components into the visual landscape. Roofing for the structures would also be metal of a non-reflective, muted finish to respect the visual character of the surrounding natural environment and to minimize the potential for glare effects. Therefore, the proposed Project would not install highly reflective building materials that would result in a substantial increase in light or glare, or that would produce reflective light that could create adverse disability or discomfort glare.

As noted above, the Palomar Observatory lies approximately 48.3 miles to the northeast of the Project site. The Laguna Mountain Observatory lies approximately 36.7 miles to the northeast. Therefore, the Project lies within the County's "Zone B" (more than a 15-mile radius from either observatory) and all proposed lighting would be required to conform to the County's lighting design measures for the Zone which are aimed at maintaining dark skies to avoid light pollution and to minimize potential adverse effects on existing nighttime views.

Summary

In summary, the appearance of the above-described 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. Based on the above analysis, Project impacts with regard to lighting and glare would be less than significant, and no mitigation measures are required.

- 2) Removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated), historic resources, trees, and rock outcroppings.

Neither the subject parcel nor adjoining offsite lands support designated landmarks, or federally, State-, or locally-designated historic resources. No rock outcroppings are present onsite, or on lands within the immediate area due to their developed nature. Further, the Project site is highly disturbed and surrounded by developed lands, and does not substantially contribute to the valued visual character or image of the neighborhood.

As indicated previously, the County has identified several County Resource Conservation Areas (RCAs) within the Project vicinity, which represent areas of scenic and/or natural resources value and are intended for long-term protection or 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.

A number of mature trees are present along the Bonita Road frontage; refer to Figures 7 and 8. 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); refer to Figure 2C, Conceptual Landscape Plan, and Figures 7 and 8.

The Project does not propose any offsite improvements, other than to provide access to the site from Bonita Road. Therefore, the Project would affect onsite or offsite features having scenic value that 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 either onsite or offsite would be removed, substantially altered, or otherwise affected as the result of Project construction.

The proposed use is allowed under the existing General Plan land use and zoning designations with County approval of a MUP, and is therefore consistent with land uses intended for the property by the County. Although development of the site with the proposed self-storage facilities would change the onsite use from an undeveloped/disturbed to a developed condition, the site does not have high scenic value.

As such, the Project as proposed would not result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area. Impacts would be less than significant, and no mitigation is required.

- 3) Substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a public road, a trail within an adopted County or State trail system, a scenic vista or highway, or a recreational area.

Project construction activities (i.e., construction vehicles, equipment to be installed, etc.) would be temporarily visible on the Project site; however, the site is located within a rural environment with limited visual resources of significant value. Construction activities may be somewhat visible from area roadways and adjoining properties; however, such effects would be temporary and would cease upon completion of construction.

Bonita Glen Terrace and Golf Glen Road to the east and south of the site, respectively, are not considered County scenic roadways and do not offer or contribute to a valued focal and/or panoramic vista. Existing views from these public roads would not be substantially altered with the Project as shown in Figure 5 and 6; refer also to Section 4.2, Viewer Response.

From west of the site, traveling east along Bonita Road, travelers would experience views of the existing commercial and institutional uses present along both sides of the street, until reaching the Chula Vista Golf Course. As such, similar types of uses as proposed with the Project would be witnessed. Viewers would also have views of the relatively large-scale fire station just prior to experiencing views of the proposed Project. For views from Bonita Road looking northeast/east (Key View #3), portions of the proposed development would be intermittently visible from this vantage point; refer to Figure 7. However, existing and proposed vegetation along the roadway would screen views into the site. Views would be further influenced by travel speed (i.e., length of exposure) and the degree to which the viewer actively looks eastward to the site. As shown, Project design includes the use of muted colors and an architectural style respective of the general rural character of the community. Such measures would further reduce the visibility of the

Project elements within the landscape and blend the development into the existing visual setting. As such, the Project is not anticipated to substantially obstruct, interrupt, or detract from views along this roadway.

For views from Bonita Road looking south/southeast (Key View #4), existing vegetation along the roadway and along the creek in the northern portion of the site would somewhat restrict views of the proposed development from southbound Bonita Road. Views would be further influenced by travel speed and the degree to which the viewer actively looks eastward to the site. Moving west along Bonita Road from Central Avenue to the site, travelers would experience views of the existing commercial uses and the preschool to the east, as well as the Chula Vista Golf Course to the west, with limited views of the fire station further to the west past the Project site. Additionally, the existing creek in the northern portion of the site would remain in its existing condition, and thereby, visually unaltered. The Project design would also distance the proposed buildings (Building A) from the northern property boundary via the existing creek, proposed detention basin, and surface parking area to provide a buffer between proposed and existing uses offsite; refer to Figure 2A. Although a visual change in the site would be experienced from this vantage point with Project implementation (undeveloped to developed), proposed landscaping would partially screen the buildings from view, as seen in Figure 8. As with views from northbound Bonita Road, partial views of the Project elements would be visible from the roadway travelling south depending on the exact location of the viewer. Although visible at points along the road, the Project has been designed to blend the buildings into the surrounding setting via use of muted colors and an architectural style that reflects the rural character of the community. As stated, a change in existing views from this vantage point would be experienced with Project implementation; however, as designed, the Project is not anticipated to substantially obstruct, interrupt, or detract from views along this roadway.

As stated above, the County of San Diego Community Trails Master Plan (Sweetwater Community) identifies a number of planned and existing trails within the site vicinity. No existing or proposed regional trails or community trails or pathways are located on or immediately adjacent to the Project site.

A large County park is present to the north of the site, north of Central Avenue and east/south of Sweetwater Road. The park supports an existing regional hiking/equestrian that runs along the southern boundary, with other smaller community trails traversing the interior of the park. This existing regional/hiking trail continues southwest through the Chula Vista Golf Course located across Bonita Road to west/northwest of the Project site; refer to Figure 1.

Views to the site from the trail would be somewhat altered with Project implementation, but visibility of the site would be influenced by one's location on the trail and viewing angle, as well as vehicles traveling along the roadway. Further, existing and proposed landscaping would screen views into the site from the trail.

Near the intersection of Bonita Road/Central Avenue, the trail is generally at grade with Bonita Road; however, from this vantage point, the Project site would not be visible due to distance and curvature of the roadway. As one travels southwest along the trail, views of the proposed development may be experienced; however, such views would be largely screened by landscaping, with the majority of the proposed onsite structures distanced from Bonita Road within the interior of the subject site. Further, as the trail trends south/southwest through the Golf Course, the elevation of the trail drops below the grade of Bonita Road, and viewers are no longer level with the roadway. Views into the southern portion of the site from this vantage point would be obscured by a large berm that runs along the northern side of Bonita Road, as shown in Figure 3C, Photo 6. Additionally, users of the trail currently experience views of other existing commercial and institutional uses present along the Bonita Road corridor, including both further to the north and south of the Project site. As such, existing views from this public trail are not anticipated to be substantially or adversely altered with Project implementation.

Other community trails are present in the immediate vicinity of the Chula Vista Golf Course. Several existing and proposed community pathways and trails are also identified in the Master Plan in areas surrounding the Project site. Views experienced from such locations would be highly restricted due to distance, topography and existing development and landscaping.

Additionally, the Sweetwater Summit Regional Park lies approximately 1.5 miles to the northeast of the site across State Route 125 (SR 125) and offers a number of recreational trails for public use. Views of the Project may be experienced from varying vantage points along these trails; however, visibility of the proposed structures from this Park would be influenced due to distance, viewing angle and location, and intervening development and landscaping. Further, at this distance, it is anticipated that Project-related structures would blend into the existing visual setting of the valley floor, which is generally developed in nature and supports commercial, residential, institutional, and other uses that would appear similar in nature when viewed from this distance. Views from trails within the Park would therefore not be substantially changed with Project implementation.

With consideration for the limited size (height) of the proposed structures (maximum 33 feet 5 inches) in combination with other built elements visible within the landscape of the valley floor, along with Project landscaping and sensitive Project design with regard to materials/colors and setbacks, the visual effect of the Project would be reduced, and views from area scenic roadways or trails would not be significantly changed with Project implementation. As such, it is not anticipated that the Project would substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a public road or a scenic vista or highway. Further, as described above, it is not anticipated that the Project as designed would substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from an adopted (future) trail within the County's trail system or a recreational area. Impacts in this regard would be less than significant, and no mitigation is required.

- 4) The project would comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's zoning.

The Project as proposed has been designed to conform to the requirements of applicable goals, policies and requirements of the County General Plan, Sweetwater Community Plan, Sweetwater Design Guidelines, and the County Zoning Ordinance; refer to Appendix A, Project Conformance with Applicable Plans, which provides a discussion of Project conformance with these documents, as appropriate.

The Project is not within the boundaries of a Historic District or a Subregional Plan, and is therefore, not affected by such a plan. As such, Project impacts with regard to the significance criteria would be less than significant, and no mitigation is required.

5.6 Cumulative Impact Analysis

Figure 9, Discretionary Projects Map, identifies the projects considered for the cumulative analysis. The study area selected for the Project generally includes those projects within a two-mile radius of the site. A list of projects considered for the cumulative analysis is included in Table 7, Cumulative Projects, below. The cumulative study area was determined based upon the surrounding topography and potential views to the site from offsite public locations. The study area limits generally encompass the surrounding ridgelines with consideration for distance from the Project site. Viewers located on any downslopes away from the Project site would not have views of the Project. Additionally, locations within the valley on lower slopes may have views to the site, but such views would be decreased by distance and intervening topographic conditions, as well as existing development and established vegetation. Locations at or below the elevation of the Project site (e.g. within the flatter lands of the valley floor) would not have views to the Project site. Table 7 provides a list of discretionary projects that have been approved within the last five years or that are currently being processed by the County of San Diego Department of Planning and Development Services (PDS) that are considered to have a potential to contribute to cumulative impacts on visual resources within the Bonita area.

TABLE 7
CUMULATIVE PROJECTS

ID	Project Name	Type	Permit Number	APN or Address
County of San Diego				
1	Tennis Court Development	TPM	PDS2015-TPM-21226	589-100-36
2	La Finca De Adobe	STP	PDS2017-STP-17-003	590-140-20
3	Egson Tentative Map	TM	PDS2017-TM-5622	589-110-25
4	Starbucks – Bonnie Brae Center	STP	PDS2018-STP-18-001	590-130-36
5	Egson Tentative Parcel Map	TPM	PDS2013-TPM-21198	589-110-25
6	3517 Tennis Court Lane Tentative Parcel Map	TPM	PDS2016-TPM-21247	589-100-39
City of Chula Vista				
--	N/A ¹	--	--	--
City of San Diego				
7	Planned Development/TM	PDP/TM	1406752	591-330-61
8	Verizon Dusk	CUP	1859294	588-460-01
9	Sprint Cell Tower	CUP	1064527	589-164-14

Table 7, Notes:

¹ No discretionary projects are currently being processed within a 2-mile radius of the Project site.

*Project numbers correspond to locations identified on Figure 9, Discretionary Projects Map.

Source:

- 1) County of San Diego, SANGIS. Discretionary Projects, 2016.
- 2) City of Chula Vista, Active Planning Projects. <http://www.chulavistaca.gov/departments/development-services/city-projects>. Accessed May 18, 2018.
- 3) City of San Diego, Development Services Department, DSD Discretionary Approvals. <http://opensd.sandiego.gov/web/Maps/ApprovalsDiscretionary>. Accessed May 18, 2018.

As shown on Figure 4, the locations shaded in green (within the two-mile radius study area) may potentially have views to the Project elements when developed as proposed (post-grading and with maximum building height of 33 feet 5 inches). Figure 4 takes into account existing topography that would block views of the site from surrounding vantage points; however, it does not account for whether intervening structures or landscaping are present that may block views of the site. Those cumulative projects identified within the study area may have views of the Project components and would therefore have the potential to be viewed in combination with the proposed Project.

It is anticipated that future construction activities within the cumulative study area would occur on various sites and at varied times, subsequent to County approval of a project. Such construction-related impacts would be short-term and would cease upon completion. In addition, all new discretionary projects within the cumulative study area would be subject to

environmental and design review on a site-specific, project-by-project basis to ensure visual aesthetic impacts are limited to the extent possible during the construction process. All future construction activities would also be required to be consistent with the County's regulatory requirements and applicable conditions of approval to reduce potential cumulative effects of construction to less than significant.

In addition, future development of the cumulative projects in the Project vicinity could permanently convert existing offsite open space or undeveloped/vacant lands to a developed condition, potentially resulting in the incremental loss of such lands within the Bonita community. Such future development could also contribute to the alteration of views to designated visual resources. Future development within the surrounding area would be subject to an evaluation of the significance of potential cumulative visual and aesthetic changes on a site-specific, project-by-project basis, with consideration for project scope and contribution to a change in the overall visual pattern or character within the community.

Over time, it is anticipated that development within the Bonita community and surrounding areas would continue to occur. As the valley floor is extensive, and the proposed Project site represents a minimal overall percentage of lands within the community, the proposed development is not expected to result in a significant visual change in the appearance within the community when considered with other development. In addition, due to the limited height and scale of the proposed Project elements, the Project is not anticipated to contribute to a significant cumulative impact on existing views of scenic value from locations within the valley, as such views would generally be restricted by relatively level topography, and influenced by intervening development and vegetation.

It is not anticipated that the projects considered would result in the introduction of elements that would detract from or contrast with existing visual features found in the surrounding area. Existing development in the Bonita area largely consists of a range of uses that include single-family and multi-family residential uses, commercial uses, mobile home parks, agricultural uses, and public recreational areas. The inclusion of the proposed Project in the land use mix would not conflict with the visual quality of the area because the Project is generally distanced from the other projects considered and would be installed on land that is currently surrounded by development on all sides (i.e. not pristine, undeveloped or open space lands); refer to Figures 1 and 4. Additionally, the proposed Project would not disrupt the pattern of development adjacent to existing homes or businesses or substantially conflict with any adopted design guidelines or thematic development requirements in the area.

The addition of the cumulative projects would not remove or create a substantial adverse change to the features that represent a valued visual resource in the area. The hillsides, as well as the valley floor, would continue to appear to have a scattered development pattern once the cumulative projects are constructed. None of the projects would significantly alter the views

from the valley floor from places where they are currently observed. It is not anticipated that any of the cumulative projects would remove or replace any local or State designated landmarks.

As previously discussed, the proposed Project would not substantially obstruct or detract from valued lookouts or panoramic views from public roads, scenic highways, or recreational areas. Buildout of the cumulative projects would not have an adverse effect on these public viewsheds because the projects are anticipated to match the existing development pattern present in the valley. From a vantage point where all such development would be visible, it would appear as the continuation of the existing development pattern in the area. In order to see all of the proposed projects, the viewpoint would need to be located at a higher elevation than the valley floor, and would be distanced from the proposed Project site. As such, the cumulative visual effect of the projects considered would not substantially obstruct views from scenic vistas or public roads.

Moreover, the cumulative projects would be required to comply with all goals and policies of the County General Plan and Sweetwater Community Plan, the Sweetwater Design Guidelines, and the County Zoning Ordinance, as applicable, and/or other applicable plans if located within other jurisdictions. If deviations from existing or allowed conditions or land uses are proposed with future projects, project-specific analysis would be required to justify such changes, prior to approval.

In addition, all lighting proposed with future development within the cumulative study area, such as street lighting, security lighting, or exterior illumination, would potentially result in increased lighting and/or glare impacts within the Sweetwater community. Projects within the cumulative study area would be evaluated by the County (or other jurisdiction) on a project-by-project basis, as appropriate, to determine the extent of such lighting necessary and to identify site-specific measures to reduce potential impacts on surrounding areas (i.e., shielding, use of low-level lighting, directing lighting away from adjacent properties and open space areas). As such, it is anticipated that the cumulative effects of increased lighting and/or glare associated with future development in the cumulative study area would be reduced to less than significant levels. As the Project would require minimal lighting for the purposes of identification, circulation, security and maintenance, the Project would not contribute to significant cumulative impacts relative to light and/or glare. Impacts in this regard would be less than significant.

Future development within the study area would be subject to an evaluation of the significance of potential cumulative visual and aesthetic changes on a site-specific, project-by-project basis, with consideration for its scope and contribution to a change in the overall visual pattern or character within the community. Adherence to applicable General Plan policies and goals and adopted design guidelines, as appropriate, would further reduce potential cumulative impacts relative to the long-term alteration of views to designated scenic resources. Although the proposed Project would result in a permanent visual change in the existing landscape with development of the proposed self-storage facility, the Project is not considered to contribute to a significant cumulative effect with regard to the loss of views to scenic resources.

5.7 Summary of Project Impacts and Significance and Conclusions

The Visual Analysis was prepared to provide an evaluation of potential Project impacts on the existing visual resources and character of Bonita community. With regard to visual resources, the Project would not result in the introduction of features that would significantly detract from or contrast with the visual character of the surrounding community by conflicting with visual elements or quality of an existing area (i.e., through conflicting style, size, coverage, scale, building materials, etc.). The Project would not result in the removal of or substantial adverse change to one or more features that contribute to the valued visual character or image of the Project area, including but not limited to designated landmarks, historic resources, or rock outcroppings, as the site is presently undeveloped and does not support any such features. Furthermore, the Project would not substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a public road, trails within an adopted County or State trail system, scenic vista or highway, or recreational area. The Project as designed would also not result in an inconsistency with any goals, standards, or policies related to visual resources as given in the County General Plan or Sweetwater Community Plan, or the Sweetwater Design Guidelines. Direct views to the site would be intermittent from several public roads within the area; however, design measures such as perimeter landscaping for screening purposes, use of muted colors and materials, building setbacks, reduced maximum building height, and a rural-type architectural design, are proposed to reduce the visibility of the Project components within the visual landscape and ensure that the potential degree of change to views of the site experienced from surrounding public vantage points (and private properties) is reduced to the extent feasible.

For the above reasons, it was determined that the proposed Project would not result in potentially significant impacts on visual resources within the Bonita community. As such, no mitigation measures are required or proposed.

6.0 Visual Mitigation Measures / Design Considerations

The Project has been designed in conformance with Sweetwater Design Guidelines to ensure that the development respects the rural-type development encouraged for the Bonita community. Consistent with the Design Guidelines, and as illustrated in Figures 2B-1 and 2B-2, Elevations, and Figures 5 through 8, Visual Simulations, the proposed architectural design would include simple 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. Roofing for the structures would be metal and painted with a non-reflective, muted finish to reflect the visual character of the surrounding natural environment. Articulation of the structures would create shade and shadow patterns via the proposed roofing treatments and provision of varying planes along the rooflines and building elevations. Further, the façades and rooflines would be compatible among the three structures proposed in regard to design, color, and materials, thereby strengthening the overall visual unity between the buildings. As such, the architectural design of the structures would reflect a general rural character.

Further, to reduce visibility of the Project components within the visual landscape while enhancing the existing visual setting, landscaping would be installed consistent with that shown on the Conceptual Landscape Plan. The proposed Project design includes landscape screening along the MUP boundary to ensure that potential views into the site from area public roadways are appropriately screened.

All such measures are shown on the improvement plans (Site/Roof Plan, Conceptual Landscape Plan, Elevations, etc.) prepared for the Project. Such design features would be made conditions of approval for the Major Use Permit.

Through this Visual Resources/Aesthetics Analysis, potential effects of the Project were evaluated against the thresholds of significance developed by the County of San Diego. The Project as proposed is considered to be compatible with the existing character of the surrounding Bonita and Sweetwater communities and would be consistent with applicable County and community land use and design regulations with regard to visual and aesthetic resources.

No significant impacts were identified with regard to visual/aesthetic resources. As such, Project impacts would be less than significant, and no mitigation measures are required or proposed.

7.0 References

County of San Diego General Plan. Adopted August 3, 2011.

County of San Diego General Plan – Sweetwater Community Plan. Adopted August 3, 2011.
Amended June 18, 2014.

County of San Diego Guidelines for Determining Significance and Report Format and Content
Requirements – Visual Resources. July 30, 2007.

County of San Diego - Sweetwater Design Guidelines. Approved May 29, 1991.

County of San Diego Zoning Ordinance. Updated with Ordinance Update No. 80, October 2009.

8.0 Report Preparers

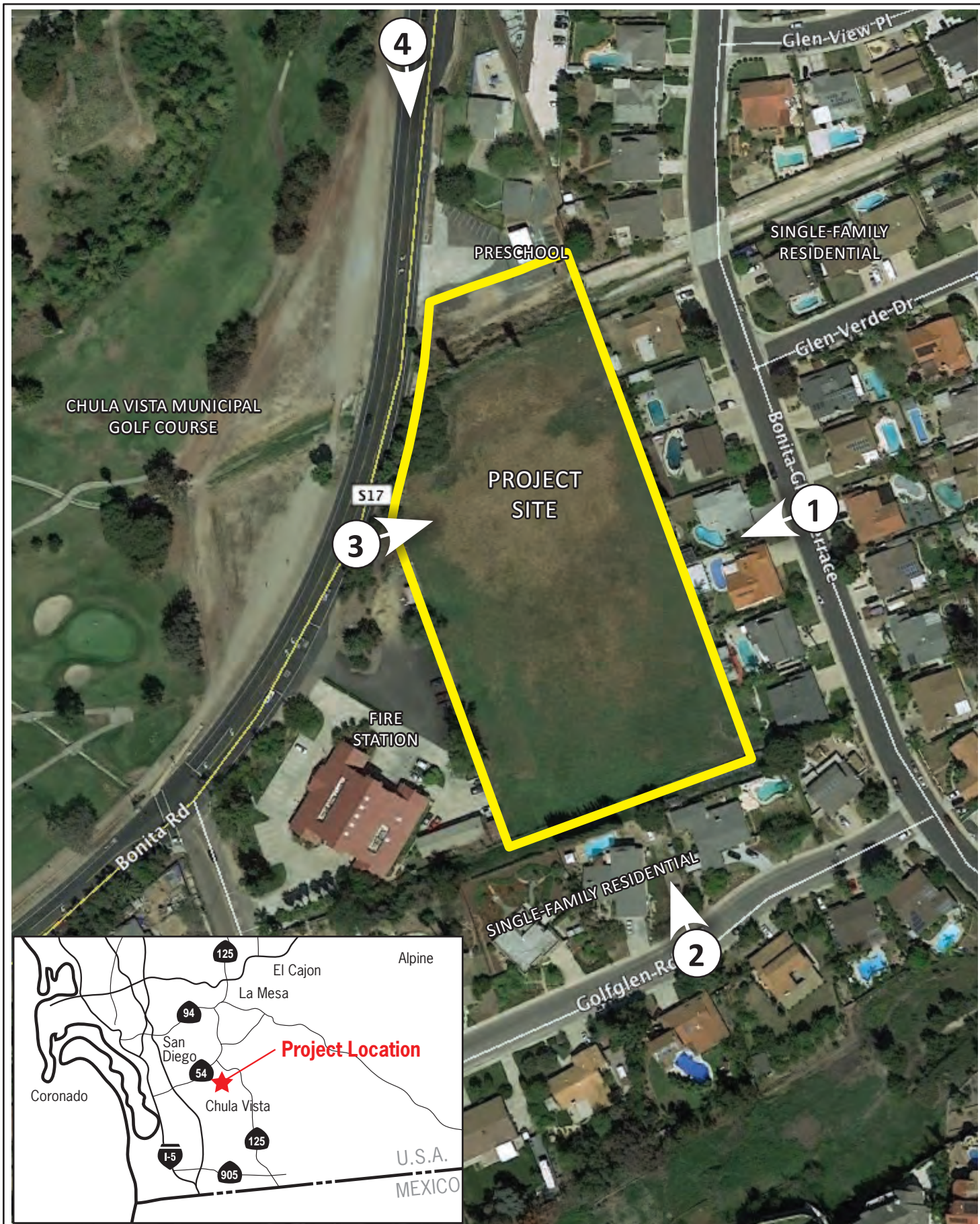
Michael Baker International

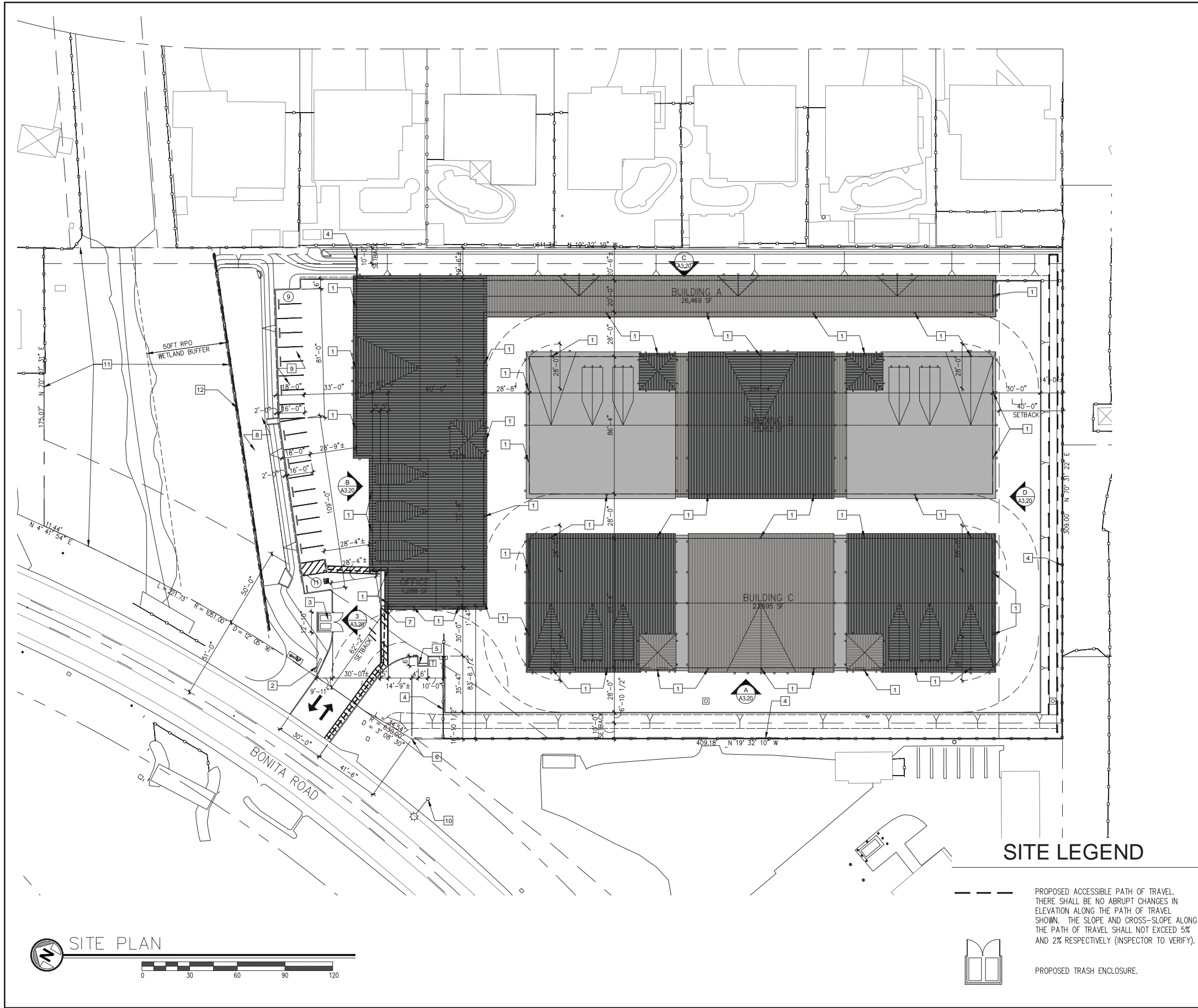
Nicole Marotz, AICP, LEED AP

Senior Environmental Planner

County Certified CEQA Consultant for Visual Impact Analyses

Primary Author of the Visual Impact Analysis





SITE PLAN NOTES

- A. MULTIPLE-AXLE TRUCKS SHALL NOT BE PERMITTED ACCESS TO THE SITE.
- B. INDIVIDUAL STORAGE SPACES WITHIN THE STRUCTURE SHALL HAVE A MAXIMUM GROSS FLOOR AREA OF 400 SQUARE FEET AND SHALL NOT BE USED FOR WORKSHOPS, MANUFACTURING OR SIMILAR USES AND HUMAN OCCUPANCY OF SAID SPACES SHALL BE LIMITED TO THAT REQUIRED TO TRANSPORT, ARRANGE AND MAINTAIN STORED MATERIALS.
- C. OPEN RECREATIONAL VEHICLE STORAGE WILL NOT BE ALLOWED ON THE PROPERTY.
- D. HOURS OF OPERATION ARE FROM 7 A.M. TO 9 P.M.
- E. THE PROJECT SHALL CONFORM TO THE COUNTS LIGHTING ORDINANCE AND LIGHT POLLUTION CODE INCLUDING BUT NOT LIMITED TO:
- ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD.
 - ALL EXTERIOR LIGHTING FIXTURES SHALL BE CUTOFF AND SHIELDED TO PREVENT DIRECT VIEW OF THE LIGHT SOURCE AND KEEP THE LIGHT OUT OF THE VIEWERS LINE OF SIGHT.
 - EXTERNALLY LIT SIGNS SHALL ONLY USE TOP MOUNTED SHIELDED, DOWNWARD DIRECTED LIGHT SOURCE.
 - OVERHEAD LUMINAIRE IN COMMERCIAL PARKING AREAS SHALL NOT BE LOWER THAN 12'-0" OR HIGHER THAN 15'-0" HIGH AND SHALL DIRECT LIGHT AWAY FROM PUBLIC STREETS AND ADJACENT PROPERTIES.
 - MECHANICAL EQUIPMENT SATELLITE DISHES, COMMUNICATION DEVICES AND OTHER EQUIPMENT SHALL BE CONCEALED FROM VIEW OF PUBLIC STREETS, ADJACENT PROPERTIES AND PEDESTRIAN AREAS.
 - ROOF MOUNTED EQUIPMENT SHALL BE SCREENED.
 - THE ILLUMINATION OF SPILL LIGHT ONTO ADJACENT PROPERTIES SHALL NOT EXCEED A VALUE OF 0.2 FOOT CANDLES MEASURED IN THE HORIZONTAL OR VERTICAL PLANES 3'-0" ABOVE GRADE LEVEL AND 5'-0" INSIDE THE ADJACENT PROPERTY. THE MEASUREMENT SHALL BE TAKEN 15 MINUTES AFTER THE INITIAL START UP OF THE FIXTURE.
- F. PAVED EMERGENCY ACCESS ROAD/DRIVEWAY SHALL BE CAPABLE OF BEARING A LOAD OF 75,000 LBS IN ALL WEATHER CONDITIONS AT A WIDTH OF 24 FEET MINIMUM IN ALL AISLES. SEC. 503.2.1/ 503.2.3.
- G. INSIDE TURNING RADIUS OF ALL ROADWAYS SHALL BE A MINIMUM OF 28 FEET.
- H. FIRE SPRINKLERS CONFORMING TO NFPA 13, 2016 CALIFORNIA CODE 903.2.
- I. ALL UNDERGROUND FIRE PROTECTION PLUMBING, INCLUDING THRUST BLOCKS, MUST BE INSPECTED BY FIRE DEPARTMENT PRIOR TO COVERING.
- J. FIRE HOSE THREADS USED IN CONNECTION WITH FIRE-EXTINGUISHING SYSTEMS SHALL BE NATIONAL STANDARD THREAD.
- K. FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE INSTALLED, POWERED, ELECTRONICALLY SUPERVISED AND MONITORED PER SEC. 96.1.903.4 OF THE SAN DIEGO COUNTY CONSOLIDATED FIRE CODE.
- L. ANY ELECTRONIC SECURITY GATE SHALL BE OUTFITTED WITH A KNOX OVERRIDE SWITCH, AN OPTICAL (STROBE) OVERRIDE SWITCH, MECHANICAL DISCONNECT OR BATTERY BACK-UP AND EQUIPPED WITH SENSOR CONTROLLED EGRESS. GATE OPENERS SHALL BE LISTED WITH UL 325. GATE SHALL BE CONSTRUCTED TO COMPLY WITH ASTM F2200. GATE OPENINGS SHALL BE AT LEAST TWO FEET WIDER THAN THE TRAFFIC LANES SERVING THE GATE AND LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY. SEC. 503.6.

VICINITY MAP



KEY NOTES

- WALL PACK LIGHTING
- MONUMENT SIGN AT ENTRY TO SITE
- 12'-10"x 9'-11" TRASH ENCLOSURE: CMU ENCLOSED w/ SITE OBSCURING METAL GATE; GATE SHALL HAVE CANE BOLTS TO HOLD IN OPEN POSITION
- TUBULAR STEEL FENCE, TYP.
- BIKE RACK
- SITE CONTROL POINT
- BUILDING CONTROL POINT
- RETENTION BASIN
- 9' X 18' PARKING SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE, (20) TOTAL
- EXISTING STREET LIGHT
- OPEN SPACE EASEMENT
- TUBULAR STEEL FENCE ON TOP OF RETAINING WALL

SITE DATA

SITE ADDRESS:	INTERSECTION OF BONITA RD AND CENTRAL RD, BONITA, CA
GROSS SITE/LOT AREA:	181,406 (4.18 ACRES)
PROPOSED BLDG AREA:	70,604 S.F.
PARCEL NUMBER:	593-050-57-00
JURISDICTION:	CITY OF BONITA
ZONING:	RURAL RESIDENTIAL (RR)

BUILDING AREA

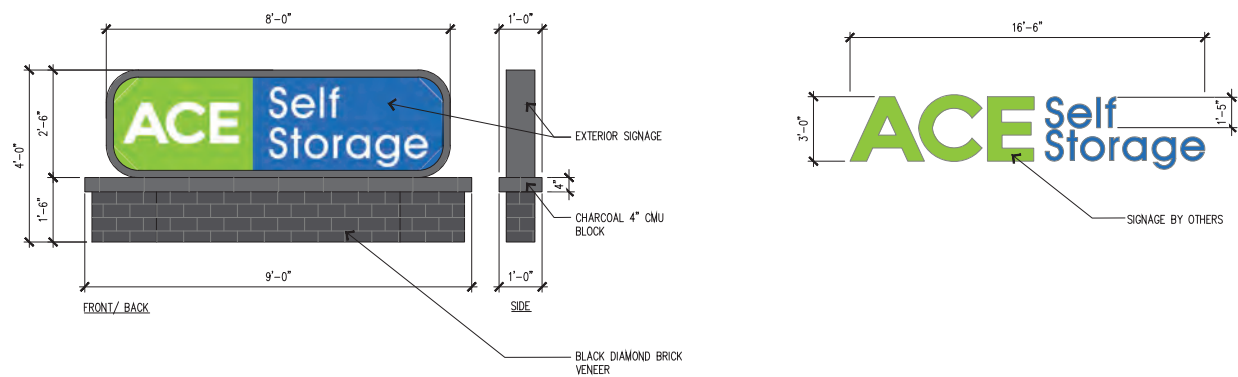
PROPOSED BUILDING FOOTPRINT CALCS:	
BUILDING A:	26,469 S.F.
BUILDING B:	25,152 S.F.
BUILDING C:	23,695 S.F.
OFFICE:	1288 S.F.
TOTAL	70,604 S.F.

PROPOSED BUILDING SQUARE FOOTAGE:	
BUILDING A:	36,610 S.F.
BUILDING B:	49,951 S.F.
BUILDING C:	47,037 S.F.
TOTAL	133,598 S.F.

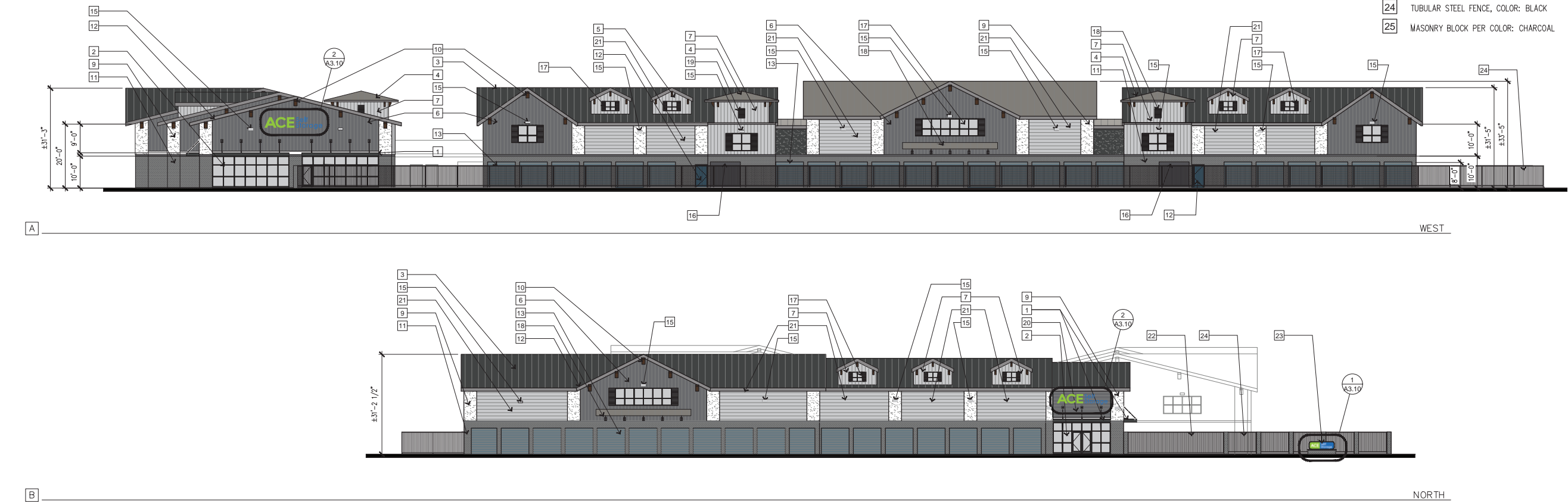
CODE SUMMARY		
ITEM	BY CODE	PROPOSED
SETBACKS :	10'-0" SIDE	44'-10 1/2"
	40'-0" REAR	44'-2"
	10'-0" SIDE	20'-6"
	40'-0" FRONT	62'-2"
(181,406 SF LOT AREA, 4.18 ACRES)		
FAR :	NONE	2.67
MAX HEIGHT:	35' (2 STORIES)	T.B.D.
PARKING SELF STORAGE:	5000=26 STALLS	26 STALLS

KEY NOTES

- 1 TIE BACK CANOPY 1, COLOR: CHARCOAL
- 2 STOREFRONT METAL SYSTEM, COLOR: BLACK ALUMINUM
- 3 STANDING SEAM METAL ROOF, COLOR 1: CHARCOAL
- 4 STANDING SEAM METAL ROOF, COLOR 2: SLATE GRAY
- 5 STANDING SEAM METAL ROOF, COLOR 3: ASH GRAY
- 6 VERTICAL METAL PANELING, COLOR 1, COLOR: CHARCOAL
- 7 VERTICAL METAL PANELING, COLOR 2, COLOR: SILVER METALLIC
- 8 EXTERIOR CEMENT PLASTER, COLOR: CHARCOAL
- 9 EXTERIOR CEMENT PLASTER, COLOR: DOVE GRAY
- 10 WOOD BEAM, COLOR: WALNUT
- 11 MASONRY BLOCK W/BRICK VENEER PER COLOR: BLACK DIAMOND
- 12 METAL BARGE BOARD, COLOR: SLATE GRAY
- 13 OVERHEAD METAL DOOR, JANUS, COLOR: POLAR BLUE
- 14 SWING DOOR, JANUS, COLOR: POLAR BLUE
- 15 WALL PACK LIGHT FIXTURE, FINISH: BLACK
- 16 OPEN VESTIBULE AREA
- 17 FAUX WINDOWS, COLOR: BLACK, GLASS: TBD
- 18 STANDING SEAM CANOPY 2, CHARCOAL
- 19 FAUX LOUVERED VENTS
- 20 HORIZONTAL METAL PANELING, COLOR 1, COLOR: CHARCOAL
- 21 HORIZONTAL METAL PANELING, COLOR 2, COLOR: SILVER METALLIC
- 22 ROLLING ENTRY GATE, COLOR: BLACK
- 23 MONUMENT SIGN, BY OTHERS
- 24 TUBULAR STEEL FENCE, COLOR: BLACK
- 25 MASONRY BLOCK PER COLOR: CHARCOAL



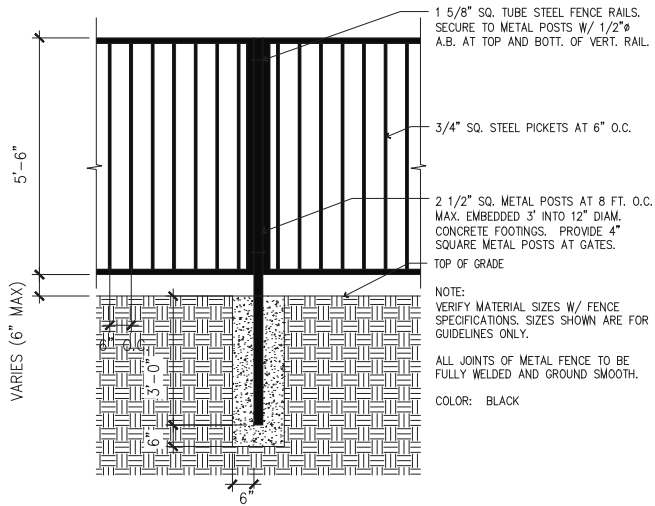
1 MONUMENT SIGN DETAIL 2 EXTERIOR BUILDING SIGNAGE



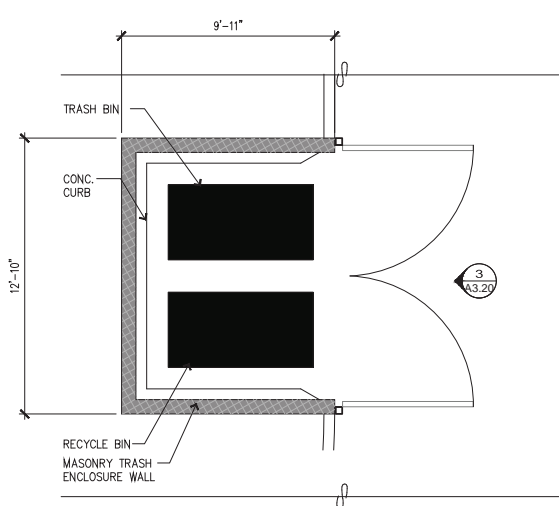
10 EXTERIOR ELEVATIONS

KEY NOTES

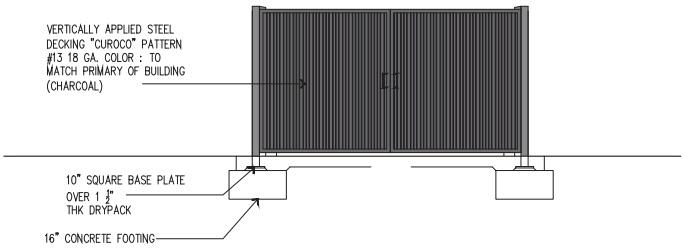
- 1 TIE BACK CANOPY 1, COLOR: CHARCOAL
- 2 STOREFRONT METAL SYSTEM, COLOR: BLACK ALUMINUM
- 3 STANDING SEAM METAL ROOF, COLOR 1: CHARCOAL
- 4 STANDING SEAM METAL ROOF, COLOR 2: SLATE GRAY
- 5 STANDING SEAM METAL ROOF, COLOR 3: ASH GRAY
- 6 VERTICAL METAL PANELING, COLOR 1, COLOR: CHARCOAL
- 7 VERTICAL METAL PANELING, COLOR 2, COLOR: SILVER METALLIC
- 8 EXTERIOR CEMENT PLASTER, COLOR: CHARCOAL
- 9 EXTERIOR CEMENT PLASTER, COLOR: DOVE GRAY
- 10 WOOD BEAM, COLOR: WALNUT
- 11 MASONRY BLOCK W/BRICK VENEER PER COLOR: BLACK DIAMOND
- 12 METAL BARGE BOARD, COLOR: SLATE GRAY
- 13 OVERHEAD METAL DOOR, JANUS, COLOR: POLAR BLUE
- 14 SWING DOOR, JANUS, COLOR: POLAR BLUE
- 15 WALL PACK LIGHT FIXTURE, FINISH: BLACK
- 16 OPEN VESTIBULE AREA
- 17 FAUX WINDOWS, COLOR: BLACK, GLASS: TBD
- 18 STANDING SEAM CANOPY 2, CHARCOAL
- 19 FAUX LOUVERED VENTS
- 20 HORIZONTAL METAL PANELING, COLOR 1, COLOR: CHARCOAL
- 21 HORIZONTAL METAL PANELING, COLOR 2, COLOR: SILVER METALLIC
- 22 ROLLING ENTRY GATE, COLOR: BLACK
- 23 MONUMENT SIGN, BY OTHERS
- 24 TUBULAR STEEL FENCE, COLOR: BLACK
- 25 MASONRY BLOCK PER COLOR: CHARCOAL
- 26 VERTICAL METAL PANELING, COLOR 3: BONE WHITE



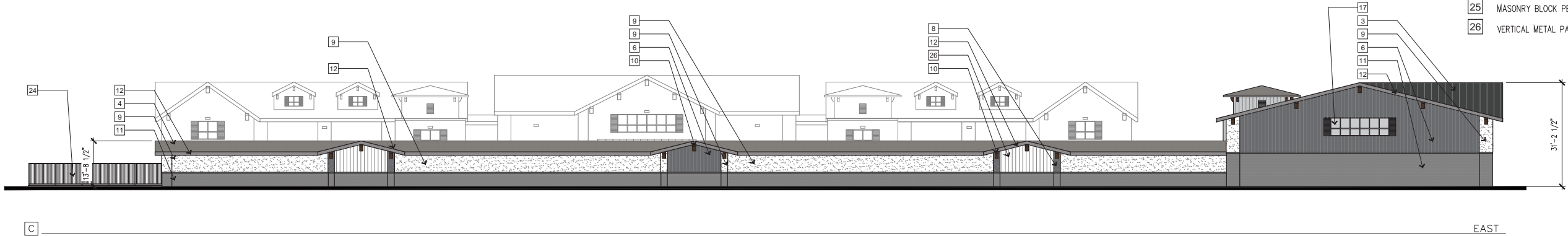
1 TYPICAL FENCE DETAIL



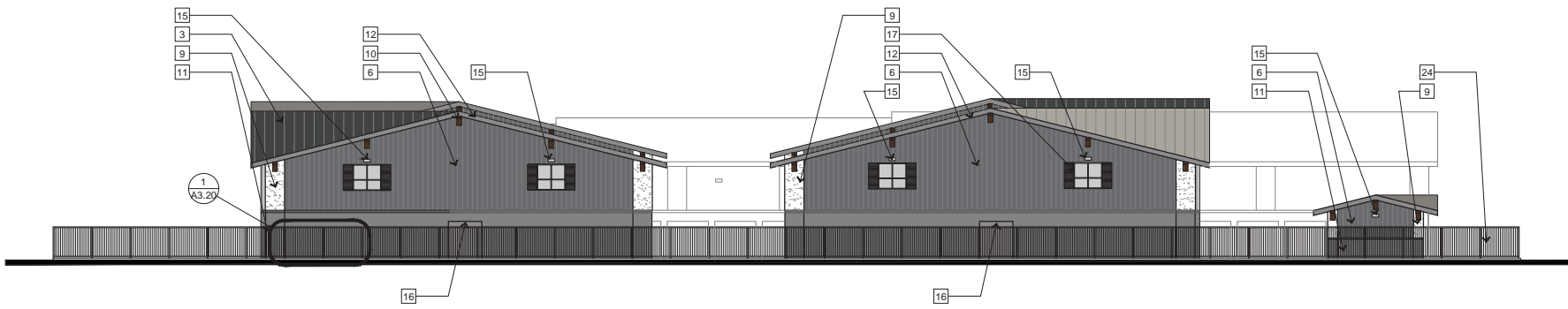
2 TRASH ENCLOSURE PLAN



3 TRASH ENCLOSURE ELEVATION



C EAST



D SOUTH

10 EXTERIOR ELEVATIONS

NOTES

- 1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
- 2. NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURBS 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 DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.
- 4. NOTE: WHERE POSSIBLE ALL TREES SHALL BE A MINIMUM OF 5' FROM PAVED EDGE.
- 5. TREES AT THE ENTRANCE WILL BE MAINTAINED WITH A MINIMUM VERTICAL CLEARANCE OF 13'-6" FOR FIRE ACCESS.
- 6. OWNER WILL BE RESPONSIBLE FOR ON-GOING MAINTENANCE OF THE LANDSCAPING, INCLUDING THE PUBLIC RIGHT-OF-WAY.






SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)782-0260








METHOD OF IRRIGATION

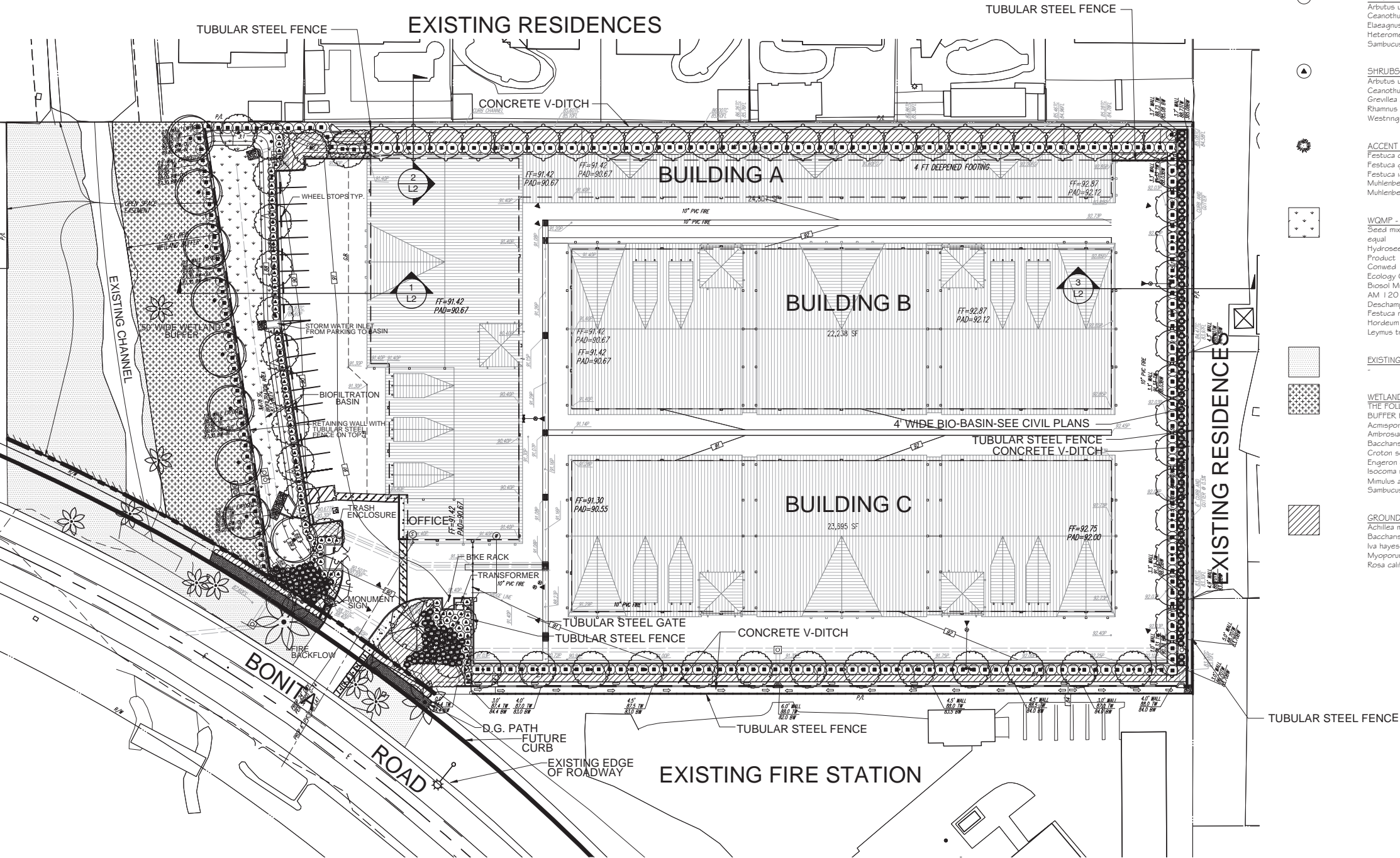
This landscape design groups plants with similar water needs together into distinct hydrozones of Low & Moderate. A combination of drip, rotators, and gear driven rotors will be used to water the landscape areas. Each hydrozone will be on a separate irrigation valve and the controller will be ET Based 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.

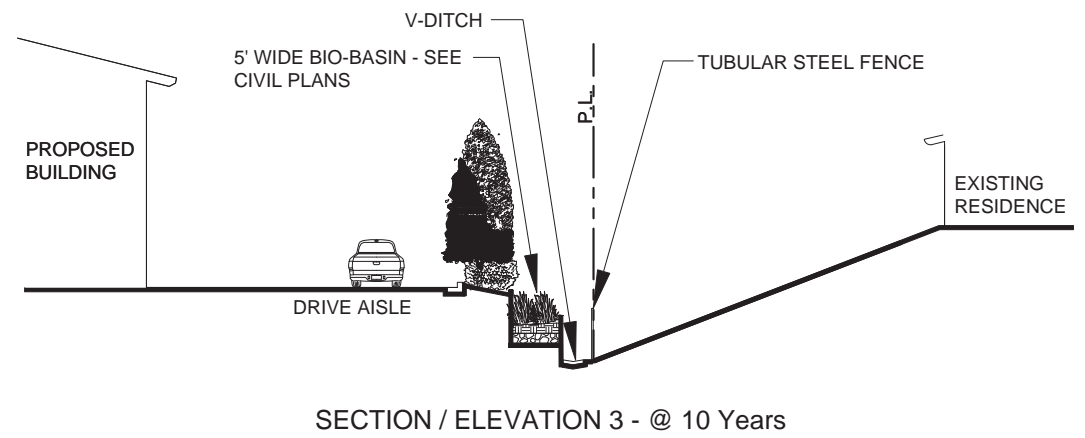
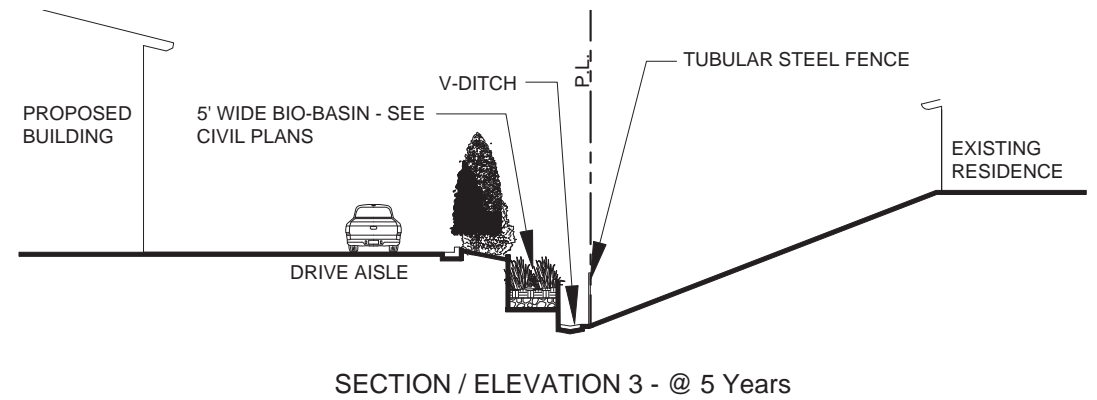
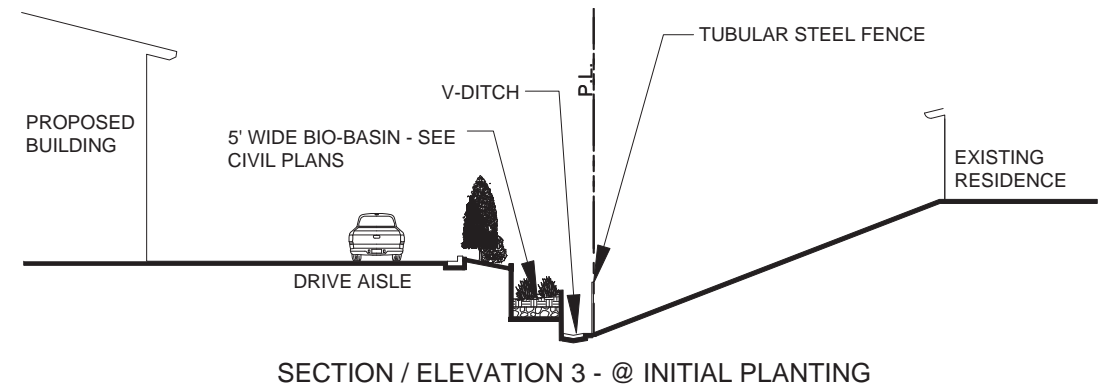
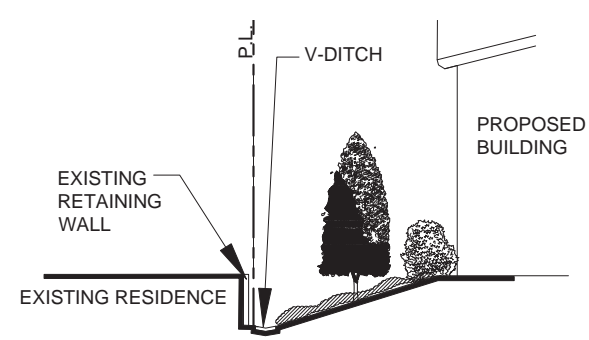
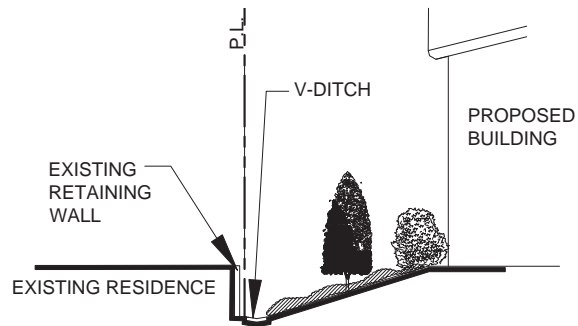
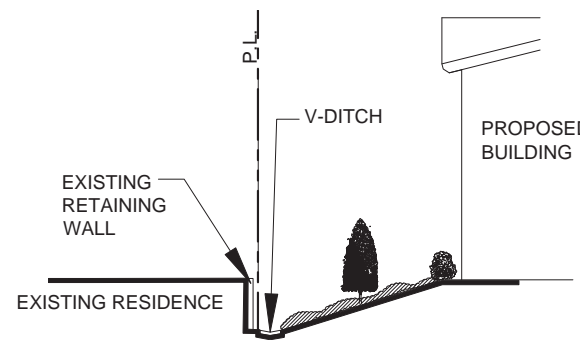
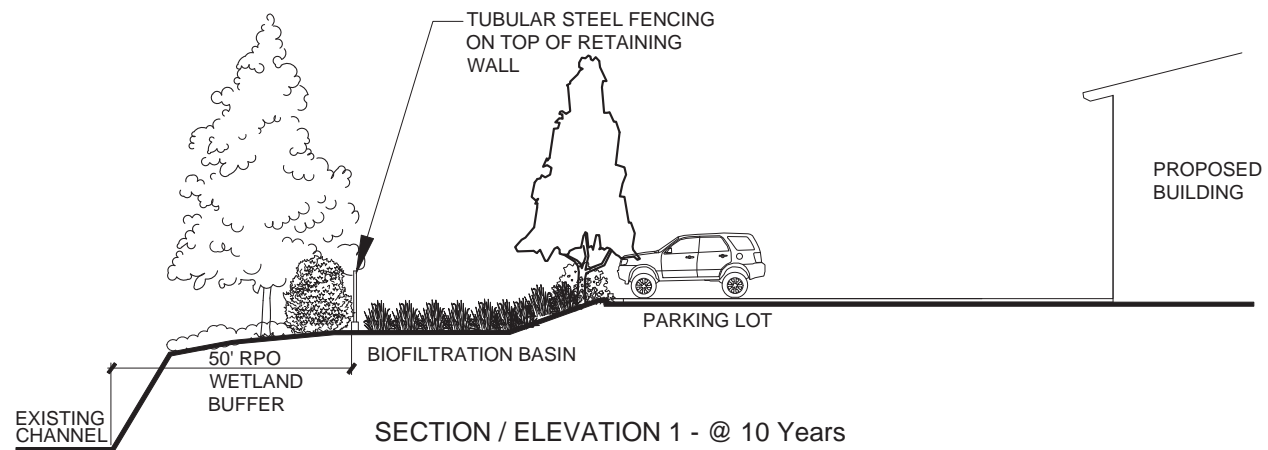
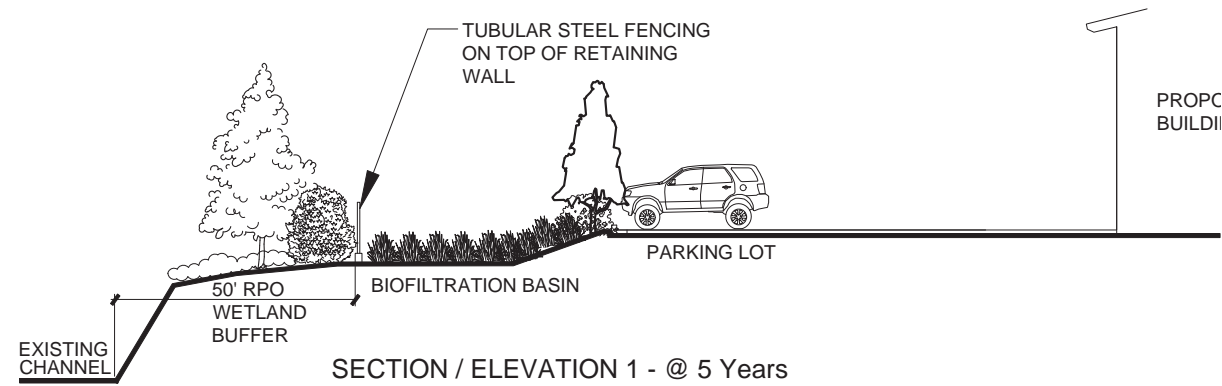
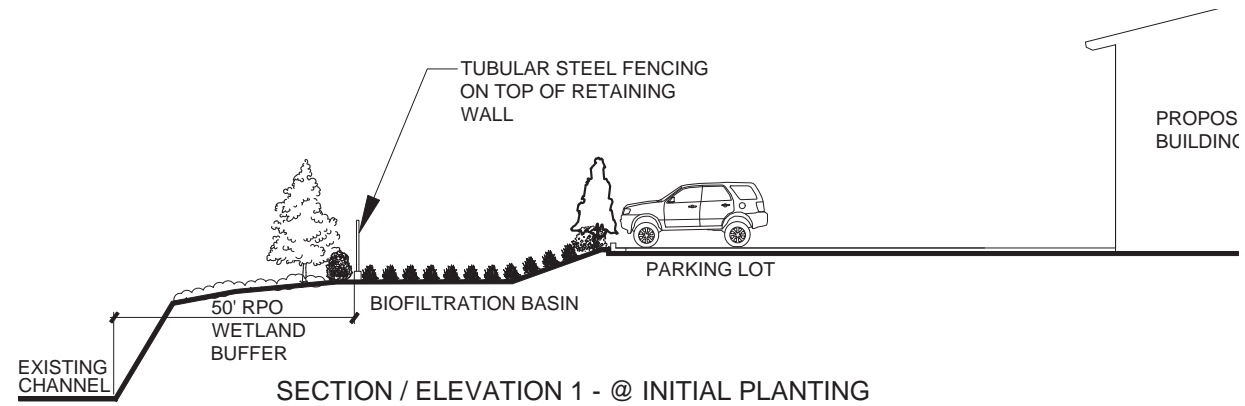
TREE LEGEND

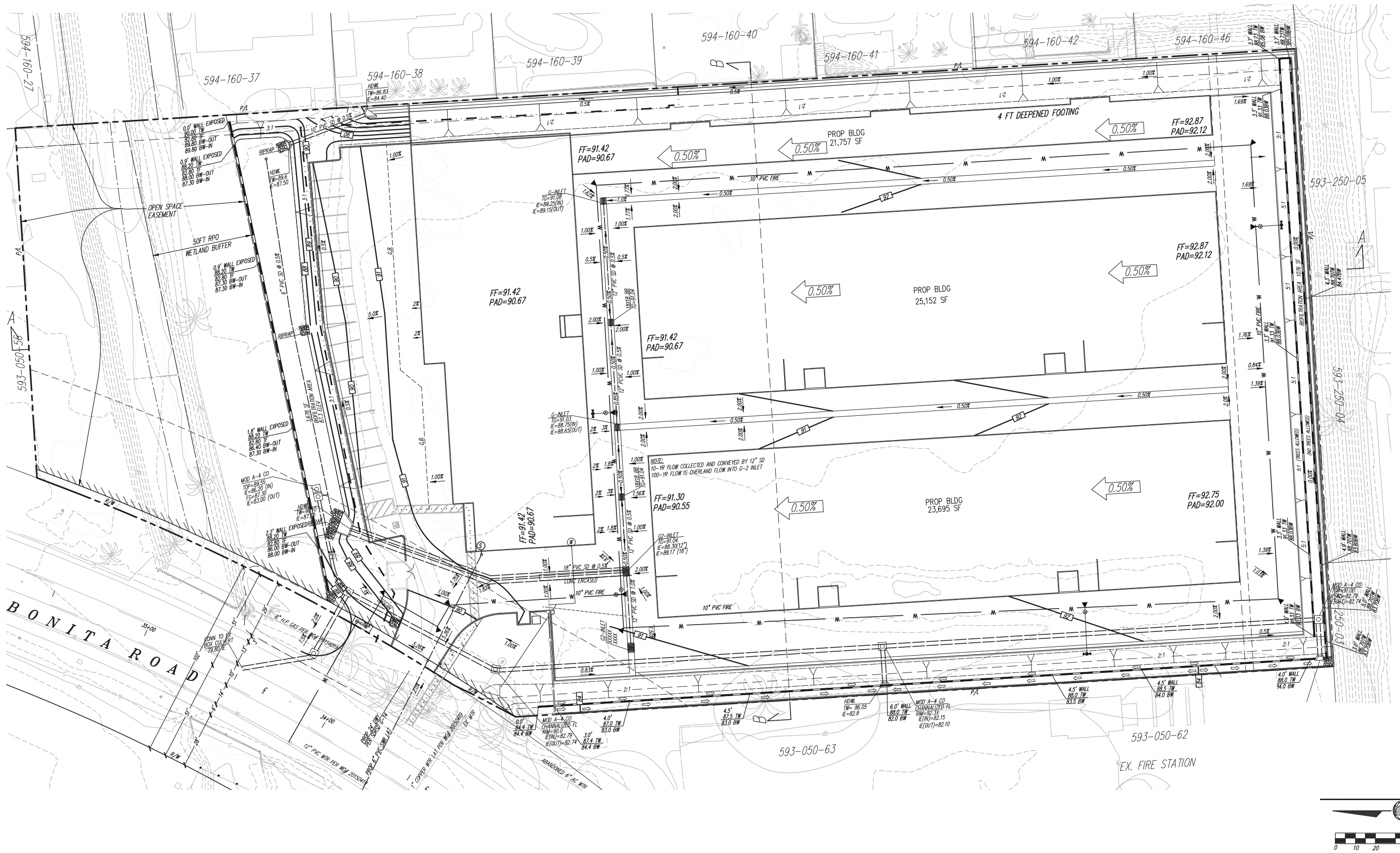
TREES	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	QTY
	Brachychiton populneus / Bottle Tree	24"box	Low	29
	Existing Palm to Remain	Existing		11
	Platanus racemosa / California Sycamore	24"box	Med	9
	Prunus caroliniana or Lyonothamnus floribundus / Carolina Cherry or Catalina Ironwood	24"box	Med	40
	Quercus agrifolia / Coast Live Oak	36"box	Low	2

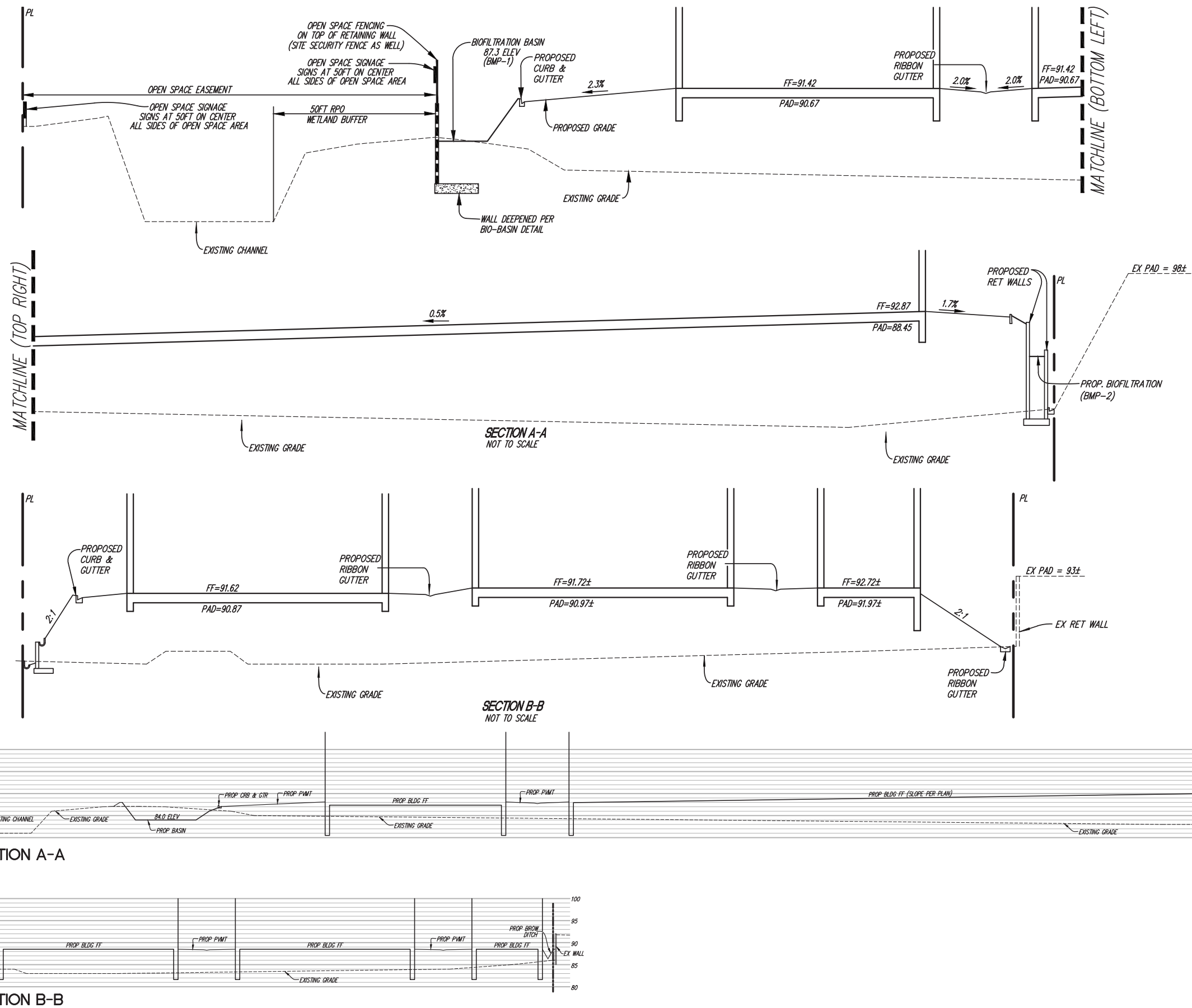
CONCEPT PLANT SCHEDULE

	SHRUBS FOR 6" SCREENING CONDITIONS - LOW WATER Arbutus unedo / Strawberry Tree Shrub Ceanothus x "Joyce Coulter" / Ceanothus Joyce Coulter Elaeagnus pungens "Fruitlandi" / Silverberry Heteromeles arbutifolia / Toyon Sambucus mexicana / Mexican Elderberry	251
	SHRUBS FOR PARKING LOT SETBACK 30" MIN HT. LOW WATER Arbutus unedo / Strawberry Tree Shrub Ceanothus x "Wheeler Canyon" / Western Lilac Grevillea x "Noellii" / Grevillea Rhamnus californica "Eve Case" / California Coffeeberry Westringia fruticosa / Coast Rosemary	94
	ACCENT GRASSES - LOW WATER Festuca californica / California Fescue Festuca glauca "Siskiyou Blue" / Siskiyou Blue Fescue Festuca idahoensis / Idaho Fescue Muhlenbergia capillaris / Pink Muhly Muhlenbergia lindheimeri / Lindheimer's Muhly	217
	WQMP - BASIN / BIOSWALE HYDROSEED MIX Seed mix by S&S Seeds (805) 684-0436 or approved equal Hydroseed Slurry Component for slopes from 3:1 to 2:1 Product - Application Rate Comwed 1,000 Wood Fiber Mulch - 2,000 lbs / acre Ecology Controls M-Binder / Tack - 200 lbs / acre Biosol Mix 7-2-3 Organic fertilizer - 800 lbs / acre AM 120 Mycorrhizal inoculum - 60 lbs / acre Deschampsia cespitosa / 4.0 Lbs/Acre Festuca rubra "Molate" / 10.0 Lbs/Acre Hordeum depressum / 3.0 Lbs/Acre Leymus triticoides "Rio" / 6.0 Lbs/Acre	8,245 sf
	EXISTING SHRUBS AND GROUND COVER - NOT A PART	18,800 sf
	WETLAND BUFFER HYDROSEED MIX THE FOLLOWING PLANTS WILL BE USED IN THE WETLAND BUFFER HYDROSEED MIX: Acmispon glaber / Deerweed Ambrosia psilostachya / Western Ragweed Baccharis pilularis / Dwarf Coyote Brush Croton setigerus / Turkey Mullen Erigeron canadensis / Canadian Fleabane Isocoma menziesii / Goldenbush Mimulus aurantiacus / Sticky Monkey Flower Sambucus nigra / Common Elderberry	4,862 sf
	GROUND COVER - LOW WATER Achillea millefolium "Moonshine" / Yarrow Baccharis pilularis "Twin Peaks #2" / Twin Peaks Coyote Brush Iva hayesiana / San Diego Poverty Weed Myoporum parvifolium "Putah Creek" / Putah Creek Myoporum Rosa californica / California Wild Rose	6,347 sf













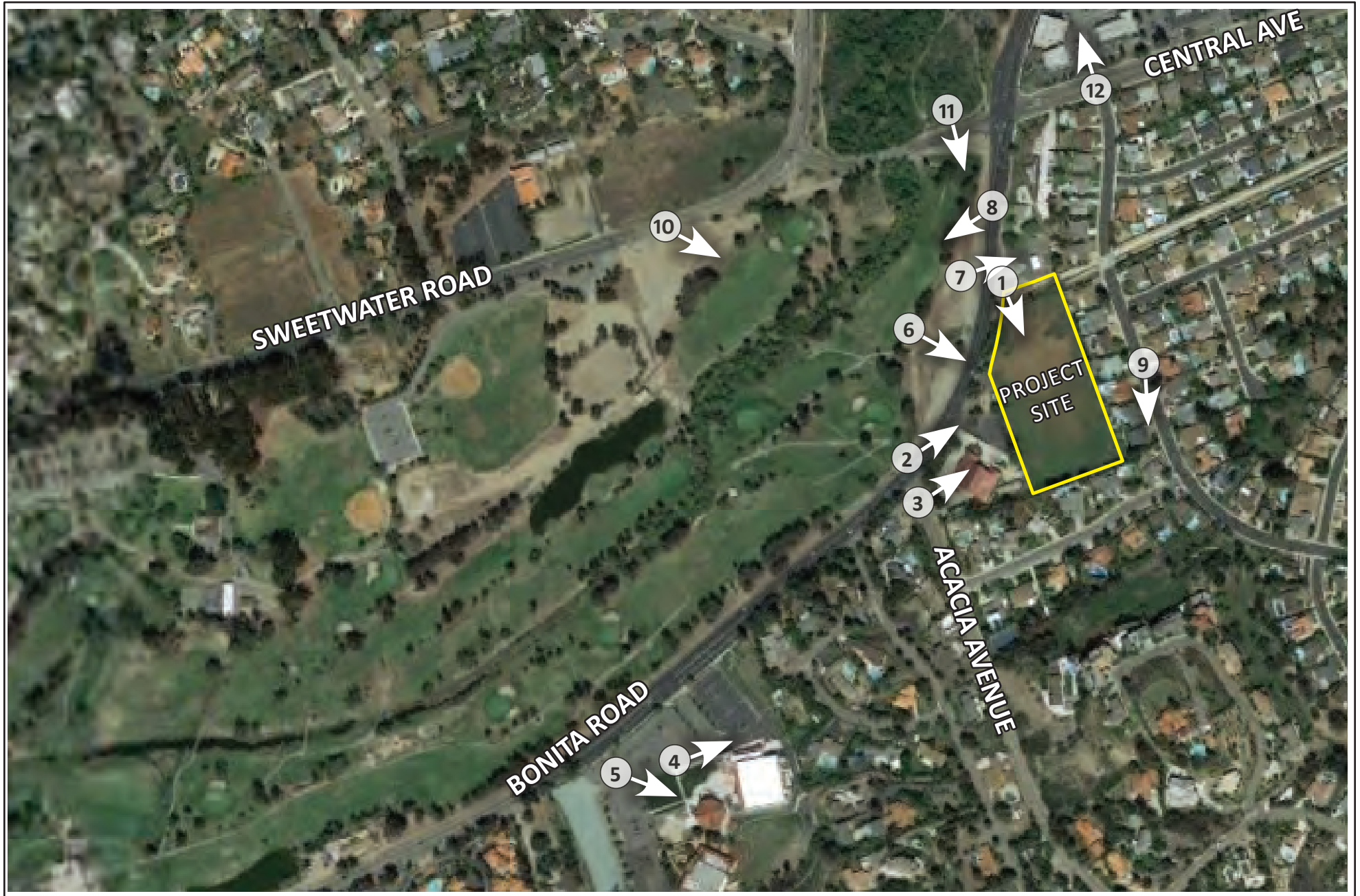




Photo 1: View looking southeast/south to Project site from Bonita Road.



Photo 2: View looking northeast to Project site from corner of Bonita Road/Acacia Avenue.



Photo 3: View looking northeast from Acacia Avenue to the existing fire station.



Photo 4: Existing church facilities located on Bonita Road to the southwest of the Project site.



Photo 5: Existing church facilities located on Bonita Road to the southwest of the Project site.



Photo 6: View to Project site from existing regional hiking/equestrian trail adjacent to Chula Vista Municipal Golf Course and Bonita Road.



Photo 7: Preschool located adjacent to the north of the Project site.



Photo 8: View of Chula Vista Municipal Golf Course located west of the Project site across Bonita Road.



Photo 9: View from Bonita Glen Terrace of existing residential uses located to the south/southeast of the site.



Photo 10: View looking east/southeast across Golf Course to Project site from Sweetwater Road.



Photo 11: View looking south/southeast to the Project site from northwest of Bonita Road/Central Avenue.



Photo 12: View of existing commercial center located northeast of Bonita Road/Central Avenue.



Photo 13: Existing commercial uses located southwest of the Project site along south side of Bonita Road.



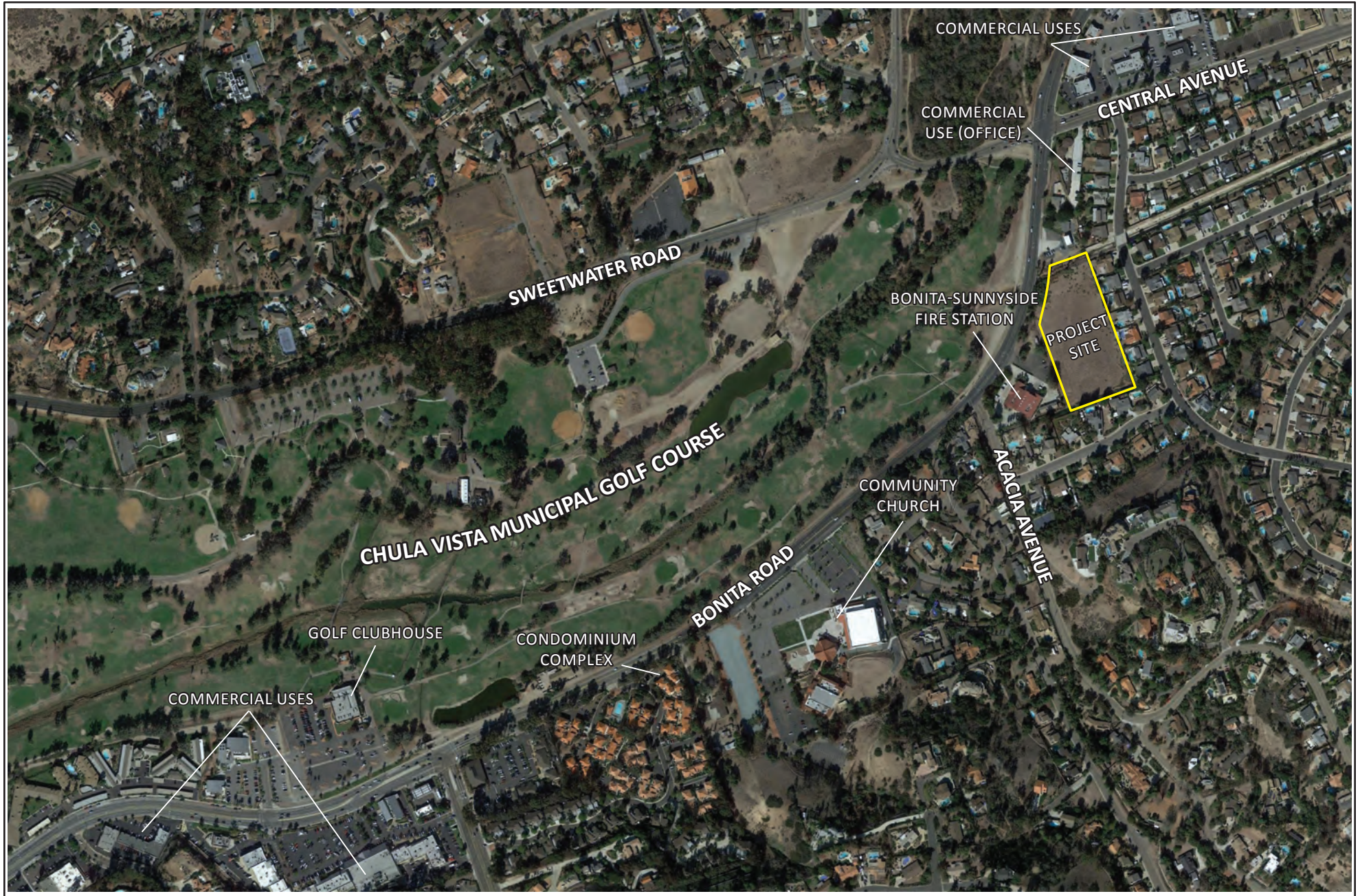
Photo 14: Existing commercial uses located southwest of the Project site along south side of Bonita Road.

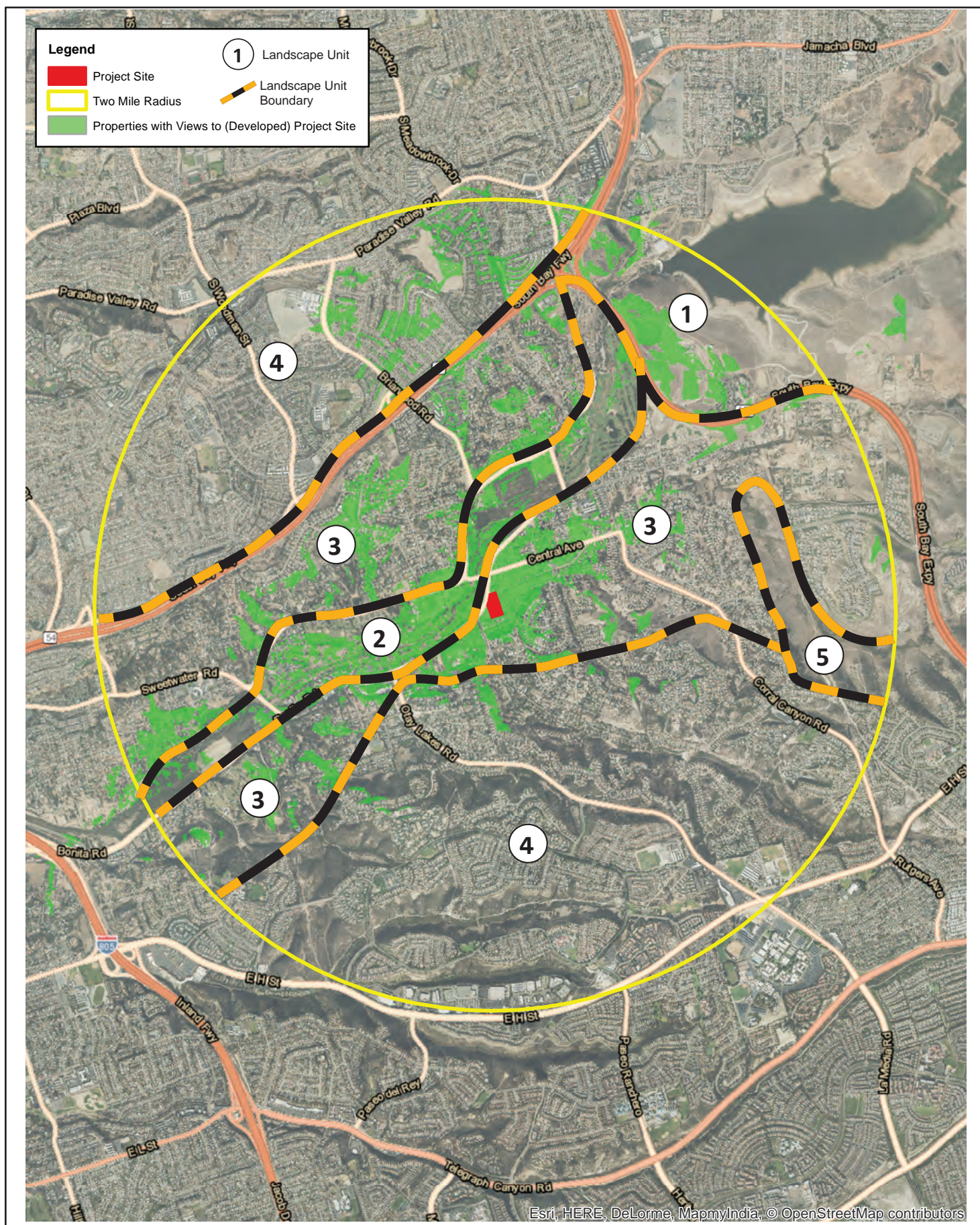


Photo 15: Existing condominium complex located southwest of the Project site along south side of Bonita Road.



Photo 16: Existing condominium complex located southwest of the Project site along south side of Bonita Road.





EXISTING



PROPOSED





EXISTING



PROPOSED

View 2: View looking north to site from Golf Glen Road.
Note: Proposed development outlined in red (obscured from view).

EXISTING



PROPOSED

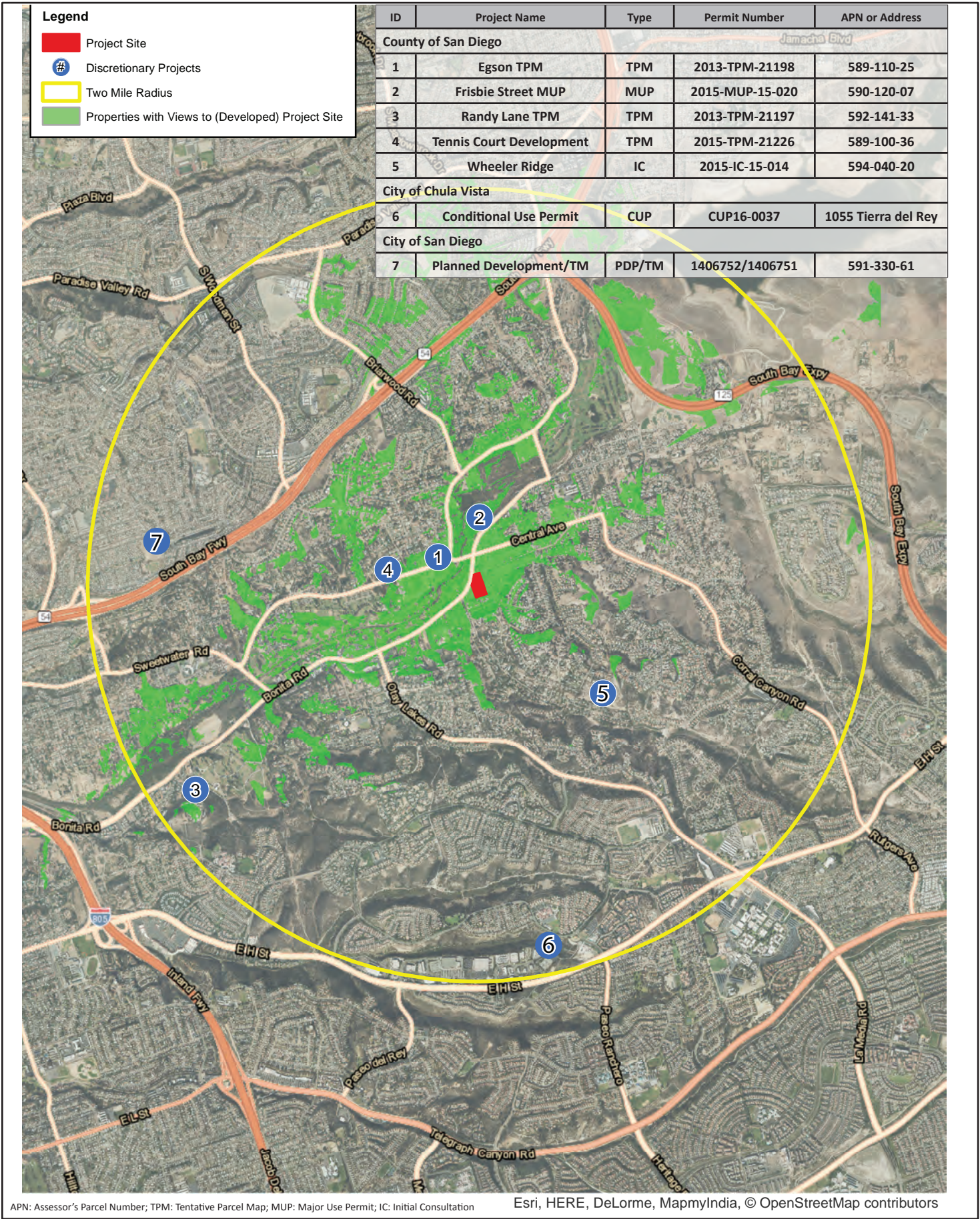


EXISTING



PROPOSED





APPENDIX A

Project Conformance with Applicable Plans

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Bonita Self-Storage Major Use Permit Project

Project Conformance with Applicable Plans

County of San Diego General Plan

The County of San Diego General Plan (adopted August 3, 2011) is intended to provide guidance for the long-term development of San Diego County. The General Plan includes various Elements that provide guidance for accommodating future growth while retaining or enhancing the County's rural character, its economy, its environmental resources, and its unique communities. Goals, policies, and objectives are provided within each of the Elements to guide future land development and ensure consistency with the County's intended vision for the future of San Diego County. The Guiding Principles of the General Plan are to:

- ∞ Support a reasonable share of projected regional population growth;
- ∞ Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development;
- ∞ Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities;
- ∞ Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance;
- ∞ Ensure that development accounts for physical constraints and the natural hazards of the land;
- ∞ Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation;
- ∞ Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change;
- ∞ Preserve agriculture as an integral component of the region's economy, character, and open space network;
- ∞ Minimize public costs of infrastructure and services and correlate their timing with new development; and,
- ∞ Recognize community and stakeholder interests while striving for consensus.

Chapter 3 - Land Use Element

Planning for Sustainability

- ☞ LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and, to utilize natural drainage and topography in conveying storm water to the maximum extent practicable.

Existing onsite elevations range from approximately 85 feet above mean sea level (amsl) in the southwestern portion of the site to approximately 90 feet amsl in the northeastern portion. Therefore, the site is generally flat. No steep slopes (rise greater than 25% over a 50-foot run, as defined by the County's Resource Protection Ordinance) are present.

Grading is required to raise the existing building pad to place the structures, above the base flood elevation (BFE) for flood control purposes. Grading to allow for development of the site would include the following (in cubic yards): cut (to finish surface) = 52 c.y.; fill (to finish surface) = 42,800 c.y.; undercuts: 4,014 c.y.; and, import: 38,786 c.y.; refer to Figure 2E-2, Preliminary Grading Plan, of the Visual Resources Analysis. Once graded, the site would be relatively flat, thereby reflecting site topography under existing conditions (although the pad would be at a higher elevation).

Project implementation would not require or result in a substantial change in existing conditions with regard to storm water runoff volumes or treatment needs. As shown on the Site Plan, the Project proposes onsite biofiltration areas in the northern and southern portions of the property to control and treat storm water runoff. Storm water runoff and treatment would be adequately handled through the implementation of onsite best management practices (BMPs) and/or other onsite improvements and would not result in substantial changes to existing offsite storm water facilities.

Villages and Town Centers

- ☞ LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.
- ☞ LU-9.8. Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.

The Project site has a County Regional Category designation of Village. The General Plan Land Use designation is Village Residential (VR-2) and zoned Rural Residential. The Project

is an allowed use on the property with County approval of a Major Use Permit, and therefore, is consistent with the County's intended use for the property within the existing land use setting.

Consistent with the Sweetwater Design Guidelines, and as illustrated in Figures 2B-1 and 2B-2, Elevations, and Figures 7 and 8, Views 3 and 4 (Visual Simulations) of the Visual Resources/Aesthetics Analysis, the proposed architectural character would include simple one- and two-story buildings in muted colors (grays and tans) with low-pitched roofs. The proposed architectural design is respective of the Sweetwater Design Guideline requirements in that each of the buildings has been designed to provide shade and shadow via offsets, projections, recesses, roof overhangs, and varying planes along the length of the building elevations (p. 16, Sweetwater Design Guidelines). Elements such as faux windows and louvered vents, along with pitched rooflines and faux dormers, would create facades offering varied architectural elements, rather than flat, unvaried planes of minimal visual interest along the building elevations. Flat roofs are not proposed (p.17, Sweetwater Design Guidelines). The facades and rooflines for all proposed structures would exhibit similar architectural design treatments with regard to design, color, and materials, thereby strengthening the overall visual unity and cohesiveness amongst the individual buildings (p. 17, Sweetwater Design Guidelines).

Architectural design of the proposed facilities is not anticipated to significantly contrast with the architectural design of uses found in the surrounding area. The architectural design of Project elements would not result in features that are visually dominant within the visual landscape, or that would significantly contrast with the existing visual character. Consistent with the Sweetwater Design Guidelines, the bulk of the proposed structures has been reduced by breaking the roof form into an arrangement of smaller parts, providing three onsite buildings, rather than one large onsite structure; however, as designed, a consistency of roof pitch and design among separate roof components has been maintained; refer to Figures 2B-1 and 2B-2, Elevations. The bulk of the structures would be further reduced by variations in the roof treatments and building heights for each of Buildings A through C, in particular when viewed from a higher elevation. By breaking up the roof plan and integrating features such as faux dormers and varied maximum height of the ridgelines (refer to Figure 2A, Site/Roof Plans, and Figures 2B-1 and 2B-2), the overall bulk and scale of the buildings would be visually reduced.

Further, the Project has been designed as a combination of one- and two-story buildings, and at a lesser building height than that allowed under the existing zoning, thereby reducing the visible scale of the structures. By distancing the proposed onsite buildings 20.5 to 68.5 feet from the eastern and southern property lines, respectively, increasing the distance at which views would be experienced from offsite vantage points, the apparent bulk and/or scale of the Project would also be reduced.

It should be noted that, as designed, all proposed building setbacks from the property lines exceed that required by the "G" designation of the Development Regulations for setbacks in

the RR zone, as identified in the County's Municipal Code; refer also to the zoning box provided on Figure 2A, Site/Roof Plans. Such design methods are intended to reduce the visibility of the structures by distancing onsite development from surrounding land uses. The Project would be further screened from view by proposed perimeter landscaping; Refer also to Figures 7 and 8 (Visual Simulations).

As designed, the Project would be reflective of other non-residential uses found along the Bonita corridor with regard to bulk and scale. The Project design incorporates certain measures, as described above, to ensure that the Project would not conflict with the character of such existing uses along the roadway or in the surrounding area, and that onsite structures would not represent visual elements of substantial bulk or scale. Refer to the Visual Resources Analysis for a detailed discussion of Project compatibility with surrounding land uses relative to bulk and scale.

No new roadways or road improvements would be required as part of the Project. Minor improvements within the Bonita Road right-of way would be required to provide access to the site. Additionally, the Project would involve striping of a bike lane and construction of an 8-foot wide decomposed granite pathway along the Project frontage on Bonita Road to enhance connectivity to other offsite areas.

As shown on Figure 2C, Conceptual Landscape Plan, the Project proposes perimeter landscaping intended to visually screen views into the site from offsite public vantage points and reflect the rural character of the area.

Commercial, Office, and Industrial Development

Goal LU-11

- ∞ Commercial, Office, and Industrial Development. Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.

Policies

- ∞ LU-11.2 Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.
- ∞ LU-11.9 Development Density and Scale Transitions. Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.

Refer to Policies 9.3 and 9.8, above. The proposed development is an allowed use under the existing General Plan and zoning designations with County approval of a MUP, and is therefore consistent with the County's intended land uses for the property.

As designed, the nearest building (Building A) would be set back from the eastern property line by 20.5 feet to distance potential views of the structures. Further, to reduce the potential visibility of Building A from the adjacent residential uses and the roadway to the east, the majority of the building is proposed as a single-story structure of 13 feet 8 inches in height; the portion of Building A furthest to the north would be a maximum height of approximately 31 feet 2 inches. Building B, set back from the eastern property line by 68.5 feet, would be a two-story building (maximum 33 feet 5 inches in height in the central portion of the building). This design approach therefore distances the residential uses to the east from the proposed onsite structures of greater height, thereby reducing potential views of the buildings from Bonita Glen Terrace; refer to Figure 5. Building C would also be a maximum of 33 feet 5 inches in height (central portion of building) and set back from the western property line by 38 feet. Buildings A, B, and C would be set back from the southern property line by 44 feet, distancing the structures from the residential uses of lesser height. The height of the facades closest to the southern property line would be a height of 31 feet 2 inches; only the central portion of Buildings B and C would reach a height of 33 feet 5 inches (to provide variation along the roofline); refer to Figures 2B-1 and 2B-2. By limiting these buildings to a maximum overall height of 33 feet 5 inches and distancing them from the southern property line, the proposed development would not be visible from Golf Glen Road; refer to Figure 6. Building C, closest in proximity to the fire station and potentially visible in combination with the fire station from Bonita Road, would therefore be reflective of the height of the fire station. Additionally, as shown in Figure 2A, the majority of views of Building C from Bonita Road would be across the undeveloped parcel located to the north of the fire station (under the ownership of the fire department), thereby further buffering and/or distancing views of the Project elements. Similar non-residential uses of two stories and greater are also present to the south of the Project site along the Bonita Road corridor, as identified in Figure 3C.

Additionally, Building A would be set back from the northern property boundary and further buffered by the existing creek, enhanced detention basin, and the surface parking lot. As such, views into the site from the north would be distanced from the proposed development, thereby reducing the visual scale and bulk of the buildings. Landscaping would further screen views into the site from the north, reducing the visibility of the structures within the visual setting.

Figures 2D and 2E-3 illustrate the grade differentials between the existing adjacent residential uses and the proposed building pad. As shown, a concrete v-ditch and existing retaining wall would provide additional separation between the existing residential uses to the east and the proposed development. Along the southern boundary, a biofiltration basin, concrete v-ditch, and tubular fencing (tan in color) would also buffer the existing residential uses from the proposed development. Additionally, a retaining wall topped with a tubular steel fencing is

proposed along the northern boundary of the proposed development area, adjacent to a proposed bioretention basin to buffer the development from sensitive onsite resources (wetland habitat).

Chapter 5 – Conservation and Open Space Element

Visual Resources

Goal COS-11

- ∞ Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.

The site is presently undeveloped, highly disturbed, and supports limited vegetation, with a variety of established palm trees and other non-native species present along the Bonita Road frontage. The subject property supports an existing retention basin in the northern portion, which lies adjacent to a natural drainage channel; refer to Figure 1. The Project site does not offer any designated scenic vistas. No other natural or unique features of scenic value, such as steep slopes or rock outcroppings, are found onsite.

Within the study area, the County General Plan Conservation and Open Space Element identifies several roads as County Scenic Roadways within Project vicinity which include portions of SR 125, Bonita Road, San Miguel Road, Sweetwater River Road, Guajolote Road, Proctor Valley Road, and Otay Lakes Road. Although the Project site may potentially be visible from certain locations along these roadways, distance from the site, combined with intervening development and vegetation, topography, and difference in elevation between the viewing location and the Project site located along the valley floor, it is not anticipated that views of the site from the majority of these roadways would be substantially changed with the proposed Project. Although views from Bonita Road would be altered with Project implementation, it is not anticipated that views of the site from this roadway would be substantially changed, due to the proposed height and scale of the structural elements, perimeter landscape screening, and buffering of views through use of setbacks. Further, Bonita Road currently supports a large number of commercial uses, many of which are of similar scale and size as the proposed Project. Therefore, the Project would not adversely interfere with the preservation of scenic resources, including vistas of important natural or unique features.

Policies

- ☞ COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.

Refer to Goal COS-11, Preservation of Scenic Resources, above. No regionally significant vistas, prominent ridgelines, dominant landforms, or reservoirs are present on or near the Project site. No regionally significant natural features, designated historic landmarks, or points of regional historic or cultural interest occur onsite or within proximity to the Project site.

The Project has been designed in conformance with the Sweetwater Design Guidelines to minimize potential effects on the existing visual setting. The Project site may potentially be visible from certain locations within the Bonita community where regionally significant scenic vistas occur; however, it is not anticipated that the Project would substantially change such views, due to distance from the site, intervening development, vegetation, and topography, combined with the limited height and scale of the proposed structures within the visual landscape.

- ☞ COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:
- Creative site planning;
 - Integration of natural features into the project;
 - Appropriate scale, materials, and design to complement the surrounding natural landscape;
 - Minimal disturbance of topography;
 - Clustering of development so as to preserve a balance of open space vistas, natural features, and community character; and,
 - Creation of contiguous open space networks.

Refer to Goal COS 11-1, Preservation of Scenic Resources, Policy LU-6.9, Development Conformance with Topography, and Policy LU-9.3, Village and Community Core Guidelines and Regulations, above. The Project site is presently disturbed/undeveloped and no scenic resources are present on the property. The Project is not adjacent to any designated open space areas; however, the Project would involve striping of a bike lane and construction of a decomposed granite pathway along the Project frontage on Bonita Road to enhance connectivity to other offsite areas.

GOAL COS-13

Dark Skies

- ☞ Preserved dark skies that contribute to rural character and are necessary for the local observatories.

Policies

- ☞ COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.
- ☞ COS-13.2 Palomar and Mount Laguna. Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.
- ☞ COS-13.3 Collaboration to Retain Night Skies. Coordinate with adjacent Federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.

Viewers looking to the site from public roads or private residential uses would have the potential to experience views of the proposed structures and associated improvements. As such, the potential for the Project to result in lighting or glare effects that could detract from or contrast with the existing visual quality of the area does exist.

Limited Project lighting would be installed onsite for purposes of security and to allow for circulation and access during nighttime hours. Low-level lighting would also be installed at the onsite rolling entry gates to facilitate access. Additionally, overhead luminaires within the proposed onsite parking area would be limited to 12-15 feet in height with any lighting directed away from public streets and adjoining properties.

Outdoor lighting would be connected via automatic timer switch in conjunction with photocell as well as via dimmable switch in conjunction with a motion sensor that has auto-on functionality. All exterior lighting fixtures proposed would be cutoff, shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships. Following installation, the Project contractor would be required to verify that proper shielding and cut-off is in place.

To limit potential lighting effects on adjacent residential uses to the east, exterior nighttime lighting is not proposed along the eastern side of Building A. Additionally, limited lighting is proposed along the southern elevation of Buildings A, B, and C which would also be adjacent to existing residential uses; however, these buildings would be set back from the southerly property line by 44 feet, thereby minimizing any potential indirect lighting effects; refer to

Figure 2B-2, Elevations. As appropriate, suitable fixtures would be specified on the final MUP Plot Plan to be approved by the County.

The Project lies within the County's "Zone B" (more than a 15-mile radius from either the Palomar Observatory or the Laguna Mountain Observatory). All proposed lighting would be required to conform to the County's lighting design measures for the Zone which are aimed at maintaining dark skies to avoid light pollution and to minimize potential adverse effects on existing nighttime views.

A number of faux windows are proposed to articulate the building exterior, thereby reducing the potential for glare effects to occur from light reflection. Building surfaces would be of muted earthtoned colors (grays and tans) to blend the components into the visual landscape and avoid visual contrast. The roofing system proposed for the structures would be metal of a non-reflective finish to respect the visual character of the surrounding natural environment and to minimize the potential for glare effects. Therefore, the proposed Project would not install highly reflective building materials that would result in a substantial increase in light or glare, or that would produce reflective light that could create adverse disability or discomfort glare.

Sweetwater Community Plan

2. LAND USE

Commercial Goal

- ☞ Ensure that commercial areas within the Sweetwater Community Plan are appropriate, well-designed, and integrated with surrounding land uses.

The proposed self-storage facility is an allowed land use under the existing General Plan land use designation and zoning with County approval of an MUP. Therefore, the Project is consistent with the County's intended use of the site. The Project has been designed consistent with the Sweetwater Design Guidelines to respect the rural nature of the Bonita community and to respect the character of surrounding land uses. Design measures such as decreasing building height below the maximum allowed, use of muted colors (grays and tans) and materials, low-pitched roofs with dormers, cupolas, and overhangs, and buffering the development from adjacent uses via setbacks and landscaping are proposed to integrate the development into the existing setting.

Policies and Recommendations

2. Review all commercial areas within the CPA, including commercial leases within the Regional Park, to ensure that:

- a. Commercial development does not interfere functionally or visually with adjacent non-commercial land uses by requiring buffers consisting of walls (or other architectural means), berms, and/or landscaping using native or naturalizing plants.
- b. Freestanding signs are no more than 20 feet in height above the adjacent street level. Internally illuminated signs, illuminated signs where hues change and neon signs are prohibited.

Refer to Policies LU-11.2, Compatibility with Community Character, and LU-11.9, Development Density and Scale Transitions As shown in Figure 2C, Conceptual Landscape Plan, and 2D, Conceptual Landscape Plan – Elevations, of the Visual Resources/ Aesthetics Analysis, the Project has been designed to buffer the proposed development from adjacent uses through the use of setbacks, perimeter landscaping, and building design (i.e., lowering of building height closer to adjacent residential uses).

Figures 2D and 2E-3 illustrate the grade differentials between the existing residential uses and the proposed building pad. As shown in Figures 2C and 2D, a concrete v-ditch and existing retaining wall would provide additional separation between the existing residential uses to the east and the proposed development. Along the southern boundary, a biofiltration basin, concrete v-ditch, and tubular fencing would also buffer the existing residential uses from the proposed development.

One monument sign is proposed at the entrance driveway to identify the storage facility. Additional wall-mounted signage is proposed for the north (facing Bonita Road) and west (facing the fire station) elevations. All signage would be illuminated during the nighttime hours and would be designed and installed in conformance with existing zoning regulations pertaining to size, lighting, and type face restrictions; refer to Figures 2A and 2B for illustration. The use of neon is not proposed.

6. CONSERVATION

Policies and Recommendations

7. Preserve the major stands of eucalyptus trees and large individual specimen trees which comprise a major feature of the community character.

No major stands of eucalyptus trees are present onsite. The County has designated several Resource Conservation Areas (RCA's) within the Bonita community, which represent areas of scenic and/or natural resources value and are intended for long-term protection or 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.

No offsite improvements are proposed or required that would affect these stands of trees or that would adversely affect public views of such resources. Therefore, the Project would not result in any effects to the existing RCAs within the community, and all such resources would remain in their current state.

8. SCENIC HIGHWAYS

GOAL

- ☞ Preserve, protect and enhance the scenic highway corridors to provide aesthetically pleasing vehicular travel in the Sweetwater planning area.

Policies and Recommendations

2. Encourage design review of all properties within the County Scenic Highway System Corridors and any other areas deemed to be of scenic consideration for those roadways. Include these areas in the Community Design Review process.

As stated, the Project would be subject to the County's design review process and would be required to demonstrate conformance with the Sweetwater Design Guidelines.

Refer to Goal COS-11, Preservation of Scenic Resources, above. The County General Plan Conservation Element identifies several County scenic roadways within the area surrounding vicinity of the site. These include portions of the following: SR 125; San Miguel Road, Guajolote Road, and Sweetwater River Road; and, Proctor Valley Road; however, views of the site from these roadways would be obscured or limited due to area topography, similar elevational differences between the site and viewing location, and intervening development and vegetation. Therefore, it is not anticipated that views from these roadways would be greatly diminished, or that the Project would substantially obstruct, interrupt, or detract from existing views; refer also to Figures 5 through 8 which illustrate the Project as proposed within the visual landscape. Although views from Bonita Road would be altered with Project implementation, it is not anticipated that views of the site from this roadway would be substantially changed, due to the proposed height and scale of the structural elements, perimeter landscape screening, and buffering of views through use of setbacks. Further, Bonita Road currently supports a large number of commercial uses, many of which are of similar scale and size as the proposed Project.

San Diego County Zoning Ordinance

Portions of the County Zoning Ordinance that may affect the assessment of visual impacts are generally zoning overlay designators. Relevant designators include:

- ☞ B – Community Design Review Area

- ∞ D – Design Review Area
- ∞ G – Sensitive Resource
- ∞ H – Historic/Archaeological Landmark or District
- ∞ J – Special Historic District
- ∞ S – Scenic Area

According to the County of San Diego, no Special Area Regulations Designators apply to the Project or other associated lands affected by Project-related infrastructure improvements.

Sweetwater Design Guidelines

- ∞ The arrangement, scale, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites. (pp.14 and 30)

Refer to Policy LU-9.3, Village and Community Core Guidelines and Regulations, above. The Project has been designed in conformance with the Sweetwater Design Guidelines to reflect the existing rural character of the Bonita community and to ensure compatibility with the surrounding visual setting.

Ornamental landscaping is proposed along the Project boundaries to screen views into the site from adjacent uses and/or roadways; refer to Figures 2C and 2D, Conceptual Landscape Plan. Figure 2D provides an illustrative view of how the proposed landscaping would appear from initial planting to maturity, thereby providing greater screening and further limiting views into the site over the years.

- ∞ Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses. (p. 16)

The Project has been designed to respect the existing rural character of the Bonita community. Consistent with the Design Guidelines, and as illustrated in Figures 2B-1 and 2B-2, Elevations, and Figures 7 and 8, Views 3 and 4 (Visual Simulations), the proposed architectural design would include simple one-and two-story buildings in muted colors (grays and tans). Articulation of the proposed structures would create shade and shadow patterns via the roof overhangs and other roofing features, offsets, projections, and the provision of varying planes along the length of the building elevations. Elements such as faux windows and louvered vents, along with pitched rooflines and faux dormers, combined with use of varied materials (e.g., stucco, metal paneling) would create facades offering varied architectural elements, rather than flat, unvaried planes of minimal visual interest along the building elevations. The facades and rooflines for all proposed structures would exhibit similar architectural design treatments with regard to design, color, and materials, thereby strengthening the overall visual unity and cohesiveness amongst the individual buildings. Additionally, the varying color scheme

proposed would visually break up the massing of the roof as viewed from higher elevations; refer also to Figure 2A, Site/Roof Plans.

- ∞ Rear facades, if visible from public streets or neighboring properties, are finished in a color and material equivalent to the principal sides of the building(s). (pp. 16 and 17)

All structures would exhibit similar building materials and colors to enhance the overall appearance of the development and achieve a cohesive, unified architectural character. Refer to Figures 2B-1 and 2B-2, Elevations, and Figures 7 and 8 of the Visual Resources/Aesthetics Analysis.

- ∞ The following materials are discouraged:

Exterior Walls

- Large areas of glass (longer than 50 feet), except at pedestrian level store fronts
Large areas of glass (longer than 50 feet) are not proposed. Refer to Figures 2B-1 and 2B-2, Elevations, and Figures 7 and 8, Visual Simulations.
- Contrast color [use of a primary color (red, yellow, blue) and a composite color (orange, green, purple)] glazed masonry except for small areas of detail
All Project surfaces would be muted in color (grays and tans) with varying shades used for detailing; refer to Figures 2B-1 and 2B-2, and Figures 7 and 8.
- Glass curtain walls
Glass curtain walls are not proposed. Limited glazing is proposed, due to the nature and operational characteristics of the proposed use (self-storage facility).
- High contrast (use of a primary color (red, yellow, blue) and a composite color (orange, green, purple)) or bright colors (red, orange, and yellow)
All Project surfaces would be earthtoned and muted in nature (grays and tans), with varying shades of earthtoned colors used for detailing; refer to Figures 2B-1 and 2B-2, Elevations, and Figures 7 and 8. The use of shiny materials or contrasting colors [e.g., use of a primary color (red, yellow, blue) and a composite color (orange, green, purple)] is also not proposed.
- Galvanized sheet metal
Use of vertical metal paneling is proposed. Other proposed building materials would consist of stucco, cement plaster, metal barge board, overhead metal doors, and faux windows.
- Built up roofing (continuous roof covering made up of various plies or sheets of saturated or coated felts cemented together with asphalt)
No built up roofing is proposed. As shown on Figure 2B, roofing would consist of a standing seam metal roof.
- Reflective or shiny materials (p. 18)

Reflective or shiny materials are not proposed; refer to Figures 2B-1 and 2B-2, Elevations, for Project design details.

☞ The project does not use any of the following prohibited signs (p. 26):

- Pole signs
- Roof signs and signs extended above roof parapets
- Internally illuminated plastic signs, except where plastic is used only as raised letters
- Internally illuminated back-lit signs
- Portable or mobile signs (i.e., lettered flags, banners or sandwich boards) with changing or moving copy
- Neon signs, except for 1 per business where in a window and less than two square feet.

One monument sign is proposed at the entrance driveway to identify the storage facility. Additional wall-mounted signage is proposed for the north (facing Bonita Road) and west (facing the fire station) elevations. Signage proposed with the Project would reflect the adopted logo design for the self-storage company (Ace Self-Storage) which includes sign type face of blue and green tones; however, all signage components would be designed and installed in conformance with existing zoning regulations and Sweetwater Design Guidelines pertaining to size, lighting, materials, and type face restrictions to ensure compatibility with the existing character along the Bonita Road corridor. All signage would be illuminated externally during the nighttime hours. Signage types prohibited by the Sweetwater Design Guidelines (e.g, pole signs, roof signs, portable or mobile signs, signs with moving copy, internally illuminated back-lit signs, etc.) are not proposed for the self-storage facility. Refer to Section 2.5 of the Visual Resources/Aesthetics Analysis for in-depth discussion of Project signage.

APPENDIX B

Building Coverage Data

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ID	APN	SQftMain	SQftAccessory	SQftAccessory2	APNacreage	Extent
1	59325001	4093.588019			0.527063515	GolfGlen RD
1	59325001		712.3430191		0.527063515	GolfGlen RD
1	59325001			357.712681	0.527063515	GolfGlen RD
2	59325003	2886.943894			0.490739874	GolfGlen RD
3	59325004	4572.961241			0.505293233	GolfGlen RD
4	59419031		268.4246168		0.230009389	GolfGlen RD
4	59419031			321.154969	0.230009389	GolfGlen RD
4	59419031	2571.250453			0.230009389	GolfGlen RD
5	59419027	3484.882797			0.333888288	GolfGlen RD
6	59419032	2915.848308			0.301409492	GolfGlen RD
7	59325008	3593.748381			0.513444817	GolfGlen RD
8	59325010	3974.059809			0.522567247	GolfGlen RD
8	59325010		179.2864764		0.522567247	GolfGlen RD
9	59306202	3836.135355			0.603658881	GolfGlen RD
9	59306202		895.1038685		0.603658881	GolfGlen RD
10	59306201	3388.637899			0.491298528	GolfGlen RD
10	59306201		110.1781234		0.491298528	GolfGlen RD
11	59306101	3214.973734			0.475711864	GolfGlen RD
12	59306103		631.7788382		0.487341656	GolfGlen RD
12	59306103	4169.947783			0.487341656	GolfGlen RD
13	59328009	24443.12718			4.677224841	Otay RD
14	59328006	71,200.14			3.993610174	Otay RD
15	59013033	5441.893413			1.109369507	S17
16	59013033	7659.909664			1.109369507	S17
17	59013034	3894.760248			0.436564576	S17
18	59013035	6776.782336			3.480255032	S17
19	59013035	5675.457513			3.480255032	S17
20	59013035	4427.689298			3.480255032	S17
21	59013035	20362.72002			3.480255032	S17
22	59013027	8361.72205			0.723372889	S17
23	59013036	8490.472908			0.929362697	S17



Michael Baker
INTERNATIONAL

Source: Intermap (Feb7, 2018)



Michael Baker
INTERNATIONAL

0 125 250 500 Feet

Source: Intermap (Feb7, 2016)



Michael Baker
INTERNATIONAL



Source: Informap (Feb7, 2018)

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Lot Coverage Review of Neighboring Properties

1. 3734 Bonita Glen Ter. Bonita, CA 91902-2608

- Crouch Terrence W
- San Diego County, CAAPN: 594-160-46-00
- Last Transfer Date: 11/22/1995
- Calculated Values
Land Acreage: 0.22c ac
Land Sq Feet: 9691.80c sf

House Footprint

Area Measurement

- Line #1: 60.36 ft
Line #2: 64.41 ft
Line #3: 61.08 ft
Line #4: 57.67 ft
*Total Distance = 243.5 ft
- ***Total Area: 0.08 ac = 3,485 SF**

$$\begin{array}{r} 3,485+436+143 \\ =4,064 \\ 4,064/9692 \\ =42\% \end{array}$$

Backyard Structure

Area Measurement

- Line #1: 20.30 ft
Line #2: 30.64 ft
Line #3: 19.03 ft
Line #4: 31.49 ft
*Total Distance = 101.5 ft
- ***Total Area: 0.01 ac = 436 SF**

Front Shed

Area Measurement

- Line #1: 11.10 ft
Line #2: 14.07 ft
Line #3: 11.79 ft
Line #4: 12.67 ft
*Total Distance = 49.6 ft
- ***Total Area: 0.00 ac = 143 SF**

2. 3726 Bonita Glen Ter. Bonita, CA 91902-2608

- Nakamura Takao
- San Diego County, CAAPN: 594-160-42-00
- Last Sale Date: 06/02/1994 Last Sale Price: \$215,000
- Calculated Values
Land Acreage: 0.24c ac
Land Sq Feet: 10257.24c sf

House Footprint

Area Measurement

- Line #1: 60.77 ft
Line #2: 23.45 ft
Line #3: 34.64 ft
Line #4: 28.67 ft
Line #5: 36.24 ft
Line #6: 29.16 ft
Line #7: 21.58 ft
*Total Distance = 234.5 ft
- ***Total Area: 0.08 ac = 3,485 SF**

$$\begin{array}{r} 3,485+436 \\ =3,921 \\ 3,921/10,257 \\ =38\% \end{array}$$

Backyard Structure

Area Measurement

- Line #1: 13.59 ft
Line #2: 41.15 ft
Line #3: 14.82 ft
Line #4: 42.06 ft
*Total Distance = 111.6 ft
- ***Total Area: 0.01 ac = 436 SF**

3. 3720 Bonita Glen Ter., Bonita, CA 91902-2608

- Kochakis Family Living Trust 09-18-99
- San Diego County, CAAPN: 594-160-41-00
- Last Sale Date: 06/16/2000 Last Sale Price: \$300,000 Last Transfer Date: 02/13/2006
- Calculated Values
Land Acreage: 0.22c ac
Land Sq Feet: 9782.01c sf

House Footprint

Area Measurement

- Line #1: 21.22 ft
Line #2: 21.64 ft
Line #3: 22.32 ft
Line #4: 65.83 ft
Line #5: 24.79 ft
Line #6: 5.28 ft
Line #7: 5.09 ft
Line #8: 10.98 ft
Line #9: 3.00 ft
Line #10: 15.62 ft
Line #11: 9.52 ft
Line #12: 43.39 ft
*Total Distance = 248.7 ft
- ***Total Area: 0.08 ac = 3,485 SF**

$$\begin{array}{r} 3,485 \\ =3,485 \\ 3,485/9,782 \\ =36\% \end{array}$$

4. 3714 Bonita Glen Ter., Bonita, CA 91902-2608

- Mejia Martin
- San Diego County, CAAPN: 594-160-40-00
- Last Sale Date: 08/25/1997 Last Sale Price: \$155,000 Last Transfer Date: 04/22/2015
- Calculated Values
Land Acreage: 0.23c ac
Land Sq Feet: 10019.11c sf

House Footprint

Area Measurement

- Line #1: 41.27 ft
Line #2: 54.94 ft
Line #3: 21.54 ft
Line #4: 6.14 ft
Line #5: 32.35 ft
Line #6: 35.32 ft
Line #7: 20.04 ft
Line #8: 18.70 ft
*Total Distance = 230.3 ft
- ***Total Area: 0.07 ac = 3,049 SF**

$$\begin{array}{r} 3,049+436 \\ =3,485 \\ 3,485/10,019 \\ =35\% \end{array}$$

Backyard Structure

Area Measurement

- Line #1: 16.14 ft
Line #2: 21.27 ft
Line #3: 18.05 ft
Line #4: 20.51 ft
*Total Distance = 76.0 ft
- ***Total Area: 0.01 ac = 436 SF**

5. 3708 Bonita Glen Ter., Bonita, CA 91902-2608

- Sandoval Francisco F
- San Diego County, CAAPN: 594-160-39-00
- Last Sale Date: 07/18/2013 Last Sale Price: \$580,000 Last Transfer Date: 07/18/2013 Last Transfer Price: \$580,000
- Calculated Values
Land Acreage: 0.24c ac
Land Sq Feet: 10479.49c sf

House Footprint

Area Measurement

- Line #1: 58.29 ft
Line #2: 34.83 ft
Line #3: 9.65 ft
Line #4: 25.59 ft
Line #5: 63.52 ft
Line #6: 60.24 ft
*Total Distance = 252.1 ft
- ***Total Area: 0.08 ac = 3,485 SF**

$$\begin{array}{r} 3,485 \\ = 3,485 \\ 4,064 / 10,479 \\ = 33\% \end{array}$$

6. 3702 Bonita Glen Ter., Bonita, CA 91902-2608

- Ruhl Robert C
- San Diego County, CAAPN: 594-160-38-00
- Last Transfer Date: 07/28/2004
- Calculated Values
Land Acreage: 0.23c ac
Land Sq Feet: 9969.41c sf

House Footprint

Area Measurement

- Line #1: 29.85 ft
Line #2: 6.46 ft
Line #3: 30.19 ft
Line #4: 17.99 ft
Line #5: 36.45 ft
Line #6: 38.27 ft
Line #7: 8.46 ft
Line #8: 34.21 ft
Line #9: 25.29 ft
Line #10: 6.06 ft
Line #11: 4.07 ft
Line #12: 41.44 ft
*Total Distance = 278.7 ft
- ***Total Area: 0.09 ac = 3,920 SF**

$$\begin{array}{r} 3,920 \\ = 4,064 \\ 3,920 / 9,969 \\ = 39\% \end{array}$$

Bonita Fire Station

Bonita, CA 91902

- Bonita-Sunnyside Fire Protection District
- San Diego County, CAAPN: 593-050-62-00
- Last Transfer Date: 05/31/1989
- Calculated Values
Land Acreage: 1.10c ac
Land Sq Feet: 47803.71c sf

Fire Station

Area Measurement

- Line #1: 36.84 ft
Line #2: 3.40 ft
Line #3: 32.67 ft
Line #4: 3.49 ft
Line #5: 52.33 ft
Line #6: 40.57 ft
Line #7: 10.32 ft
Line #8: 14.39 ft
Line #9: 3.68 ft
Line #10: 19.65 ft
Line #11: 4.44 ft
Line #12: 18.42 ft
Line #13: 6.43 ft
Line #14: 36.84 ft
Line #15: 105.68 ft
Line #16: 38.86 ft
Line #17: 14.00 ft
Line #18: 16.58 ft
Line #19: 2.97 ft
Line #20: 21.48 ft
Line #21: 2.33 ft
Line #22: 13.64 ft
Line #23: 22.18 ft
Line #24: 41.69 ft
*Total Distance = 562.9 ft
- ***Total Area: 0.32 ac = 13,939 SF**

Auxiliary Building

Area Measurement

- Line #1: 25.41 ft
Line #2: 81.15 ft
Line #3: 25.58 ft
Line #4: 78.94 ft
*Total Distance = 211.1 ft
- ***Total Area: 0.05 ac = 2,178**

$$13,939 + 2,178 = 16,117$$

$$16,117 / 47,803 = 34\%$$

4746 Bonita Rd, Bonita, CA 91902-1523

• **Bonita Valley Community Church**

- San Diego County, CAAPN: 593-042-18-00
- Last Transfer Date: 07/09/2013
- Calculated Values
Land Acreage: 15.90c ac

Land Sq Feet: 692744.66c sf

Rear Building

Area Measurement

- Line #1: 22.84 ft
Line #2: 5.53 ft
Line #3: 108.50 ft
Line #4: 150.06 ft
Line #5: 22.84 ft
Line #6: 8.87 ft
Line #7: 105.02 ft
Line #8: 49.77 ft
Line #9: 6.27 ft
Line #10: 43.85 ft
Line #11: 5.21 ft
Line #12: 75.55 ft
*Total Distance = 604.3 ft

- ***Total Area: 0.48 ac = 20,908**

Hexagonal Building

Area Measurement

- Line #1: 33.09 ft
Line #2: 40.57 ft
Line #3: 20.04 ft
Line #4: 16.23 ft
Line #5: 10.49 ft
Line #6: 34.26 ft
Line #7: 18.82 ft
Line #8: 16.00 ft
Line #9: 6.64 ft
Line #10: 39.93 ft
Line #11: 32.31 ft
Line #12: 44.25 ft
*Total Distance = 312.6 ft
- ***Total Area: 0.17 ac = 7,405 SF**

Accessory Structure

Area Measurement

- Line #1: 23.95 ft
Line #2: 32.42 ft
Line #3: 24.34 ft
Line #4: 31.32 ft
*Total Distance = 112.0 ft
- ***Total Area: 0.02 ac = 871.2 SF**

Front Building

Area Measurement

- Line #1: 118.92 ft
Line #2: 16.66 ft
Line #3: 9.39 ft
Line #4: 21.39 ft
Line #5: 61.23 ft

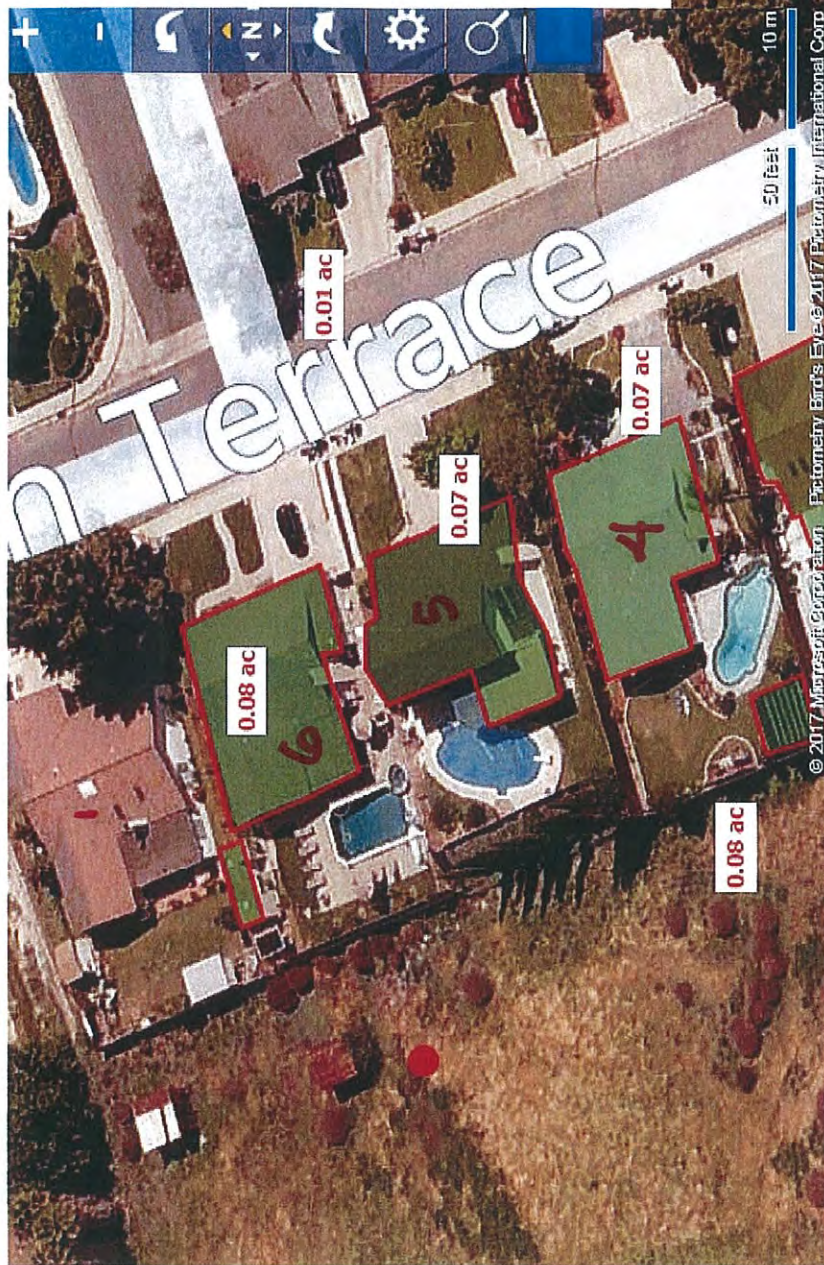
- Line #6: 23.78 ft
Line #7: 35.49 ft
Line #8: 4.20 ft
Line #9: 90.64 ft
Line #10: 13.21 ft
Line #11: 4.12 ft
Line #12: 23.45 ft
Line #13: 44.16 ft
Line #14: 151.57 ft
Line #15: 153.00 ft
*Total Distance = 771.2 ft
- ***Total Area: 0.70 ac**

$$20,908 + 7,405 + 871.2 + 0.7 = 29,185$$
$$29,185/692745 = 0.04$$

4501 Villas Dr

Bonita, CA 91902-2441

- Dennison Thomas C
- San Diego County, CAAPN: 593-350-10-01
- Last Sale Date: 01/05/1999
- Last Sale Price: \$10,000
- Last Transfer Date: 01/08/2008
- Calculated Values
Land Acreage: 6.07c ac
Land Sq. Feet: 264,213.18c sf





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Villas Bonita Phase 1

Parcel # 593-350-08

4.19 ac. =

182,716.

9 Buildings

A = 10,018

B = 17,860

C = 10,018

D = 870

E = 156

F = 11,325

G = 2484

H = 10,018

I = 10,018

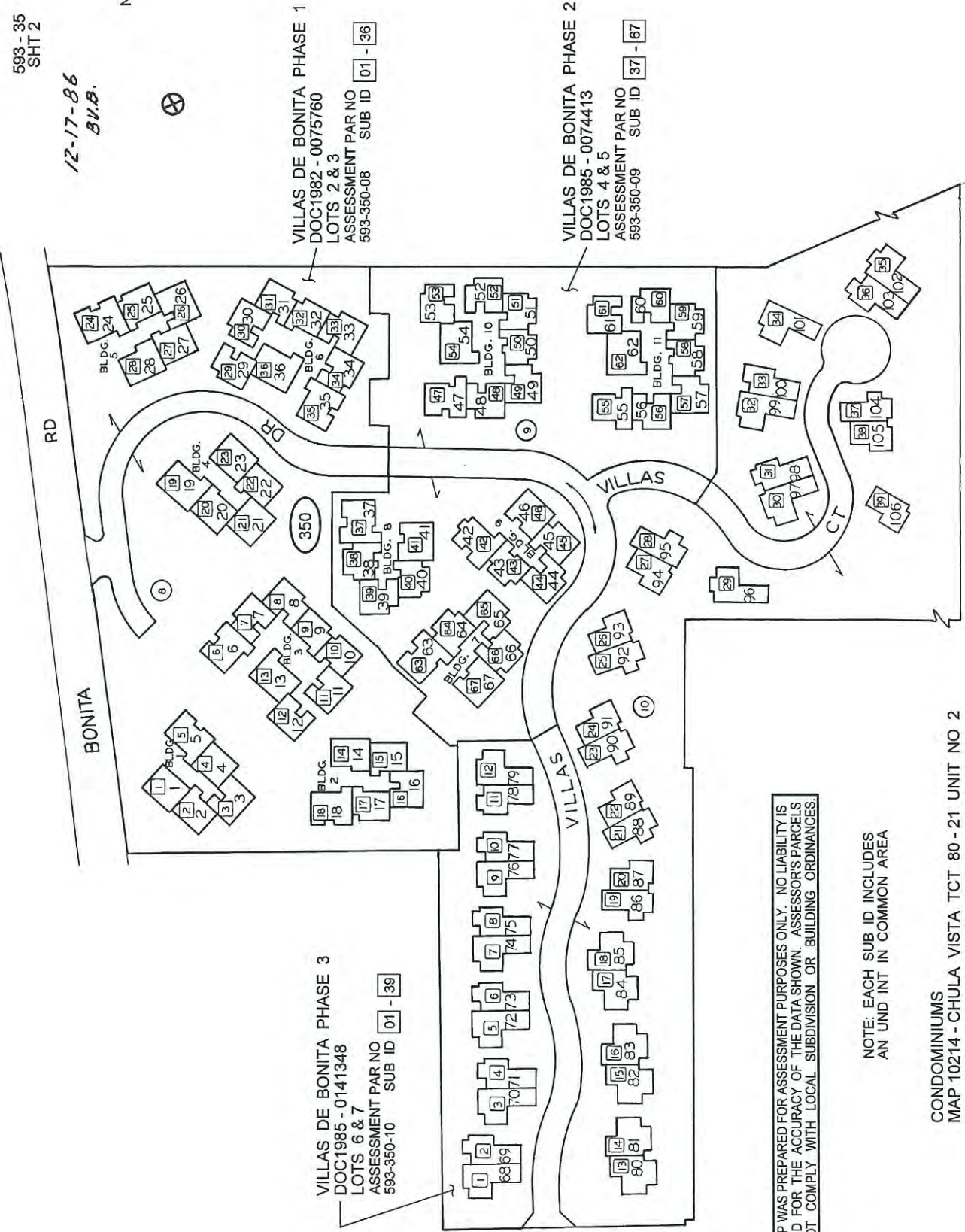
73,767

$\frac{73,767}{182,716} = 40.4\%$

593-35
SHT 2

12-17-86
B.V.B.

NO SCALE



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

NOTE: EACH SUB ID INCLUDES AN UND INT IN COMMON AREA

CONDOMINIUMS
MAP 10214 - CHULA VISTA TCT 80 - 21 UNIT NO 2

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 358 PG 35 SHT 2



Area Measurement

- Line #1: 12.14 ft
- Line #2: 12.24 ft
- Line #3: 0.92 ft
- Line #4: 23.06 ft
- Line #5: 1.71 ft
- Line #6: 4.82 ft
- Line #7: 1.31 ft
- Line #8: 22.01 ft
- Line #9: 8.46 ft
- Line #10: 1.84 ft
- Line #11: 17.78 ft
- Line #12: 10.07 ft
- Line #13: 3.22 ft
- Line #14: 27.72 ft
- Line #15: 14.01 ft
- Line #16: 2.07 ft
- Line #17: 13.75 ft
- Line #18: 9.35 ft
- Line #19: 30.35 ft
- Line #20: 3.54 ft
- Line #21: 14.30 ft
- Line #22: 4.69 ft
- Line #23: 7.28 ft
- Line #24: 11.68 ft
- Line #25: 4.66 ft
- Line #26: 7.35 ft
- Line #27: 19.29 ft
- Line #28: 6.99 ft
- Line #29: 16.34 ft
- Line #30: 11.42 ft
- Line #31: 5.28 ft
- Line #32: 3.51 ft
- Line #33: 2.07 ft
- Line #34: 9.97 ft
- Line #35: 1.84 ft
- Line #36: 13.71 ft
- Line #37: 1.84 ft
- Line #38: 20.73 ft
- Line #39: 14.40 ft
- Line #40: 7.61 ft
- Line #41: 9.06 ft
- Line #42: 18.96 ft
- Line #43: 1.48 ft
- Line #44: 12.27 ft
- Line #45: 3.67 ft

- Line #46: 8.17 ft
- Line #47: 25.98 ft
- Line #48: 2.33 ft
- Line #49: 35.30 ft
- Line #50: 6.76 ft
- Line #51: 8.17 ft
- Line #52: 3.31 ft
- Line #53: 2.07 ft
- Line #54: 10.56 ft
- Line #55: 8.17 ft
- Line #56: 4.95 ft
- Line #57: 5.94 ft
- Line #58: 2.49 ft
- Line #59: 3.15 ft
- Line #60: 1.71 ft
- Line #61: 3.31 ft
- Line #62: 1.84 ft
- Line #63: 0.23 ft

***Total Distance = 585.2 ft**

- *Total Area: 0.23 ac**

10,018



Area Measurement

- Line #1: 8.33 ft
- Line #2: 6.00 ft
- Line #3: 2.10 ft
- Line #4: 25.49 ft
- Line #5: 1.67 ft
- Line #6: 9.61 ft
- Line #7: 1.48 ft
- Line #8: 15.12 ft
- Line #9: 6.23 ft
- Line #10: 16.70 ft
- Line #11: 4.95 ft
- Line #12: 5.41 ft
- Line #13: 3.31 ft
- Line #14: 10.04 ft
- Line #15: 1.64 ft
- Line #16: 16.34 ft
- Line #17: 2.07 ft
- Line #18: 14.30 ft
- Line #19: 24.61 ft

- Line #20: 5.35 ft
- Line #21: 2.10 ft
- Line #22: 5.41 ft
- Line #23: 2.10 ft
- Line #24: 22.97 ft
- Line #25: 22.87 ft
- Line #26: 10.43 ft
- Line #27: 27.46 ft
- Line #28: 4.13 ft
- Line #29: 25.43 ft
- Line #30: 6.30 ft
- Line #31: 17.98 ft
- Line #32: 2.46 ft
- Line #33: 20.90 ft
- Line #34: 19.13 ft
- Line #35: 24.21 ft
- Line #36: 10.43 ft
- Line #37: 6.20 ft
- Line #38: 11.98 ft
- Line #39: 4.20 ft
- Line #40: 10.10 ft
- Line #41: 30.09 ft
- Line #42: 5.09 ft
- Line #43: 9.15 ft
- Line #44: 4.69 ft
- Line #45: 17.62 ft
- Line #46: 7.61 ft
- Line #47: 27.43 ft
- Line #48: 9.61 ft
- Line #49: 0.43 ft
- Line #50: 20.14 ft
- Line #51: 1.31 ft
- Line #52: 8.76 ft
- Line #53: 9.22 ft
- Line #54: 6.30 ft
- Line #55: 4.20 ft
- Line #56: 2.92 ft
- Line #57: 29.99 ft
- Line #58: 9.51 ft
- Line #59: 10.37 ft
- Line #60: 2.49 ft
- Line #61: 3.81 ft
- Line #62: 6.79 ft
- Line #63: 14.17 ft
- Line #64: 7.71 ft
- Line #65: 3.74 ft

Line #66: 5.38 ft
Line #67: 14.24 ft
Line #68: 2.23 ft
Line #69: 25.49 ft
Line #70: 15.88 ft
Line #71: 1.97 ft

***Total Distance = 755.9 ft**

- ***Total Area: 0.41 ac**

17,860 sf

C Area Measurement

- Line #1: 29.10 ft
Line #2: 2.23 ft
Line #3: 8.20 ft
Line #4: 2.10 ft
Line #5: 21.98 ft
Line #6: 7.97 ft
Line #7: 7.58 ft
Line #8: 4.20 ft
Line #9: 13.02 ft
Line #10: 11.88 ft
Line #11: 1.48 ft
Line #12: 21.06 ft
Line #13: 1.31 ft
Line #14: 2.99 ft
Line #15: 1.71 ft
Line #16: 4.30 ft
Line #17: 3.41 ft
Line #18: 1.31 ft
Line #19: 20.90 ft
Line #20: 7.78 ft
Line #21: 2.46 ft
Line #22: 20.08 ft
Line #23: 22.31 ft
Line #24: 2.46 ft
Line #25: 13.19 ft
Line #26: 3.90 ft
Line #27: 5.38 ft
Line #28: 21.69 ft
Line #29: 2.59 ft
Line #30: 30.31 ft
Line #31: 3.90 ft
Line #32: 25.66 ft
Line #33: 17.75 ft

Line #34: 6.66 ft
Line #35: 7.19 ft
Line #36: 19.23 ft
Line #37: 10.70 ft
Line #38: 7.28 ft
Line #39: 7.02 ft
Line #40: 1.48 ft
Line #41: 4.99 ft
Line #42: 1.31 ft
Line #43: 8.86 ft
Line #44: 5.15 ft
Line #45: 2.76 ft
Line #46: 11.15 ft
Line #47: 8.20 ft
Line #48: 8.60 ft
Line #49: 4.43 ft
Line #50: 3.31 ft
Line #51: 6.66 ft
Line #52: 2.62 ft
Line #53: 28.48 ft
Line #54: 0.98 ft

***Total Distance = 503.2 ft**

- ***Total Area: 0.23 ac**

10,018 sf



Area Measurement

- Line #1: 23.88 ft
Line #2: 39.96 ft
Line #3: 24.15 ft
Line #4: 40.52 ft

***Total Distance = 128.5 ft**

- ***Total Area: 0.02 ac**

870 sf



Area Measurement

- Line #1: 12.01 ft
Line #2: 2.76 ft
Line #3: 22.97 ft
Line #4: 2.99 ft
Line #5: 5.22 ft
Line #6: 1.31 ft
Line #7: 4.53 ft
Line #8: 3.90 ft
Line #9: 6.40 ft
Line #10: 8.10 ft
Line #11: 2.99 ft
Line #12: 7.05 ft
Line #13: 2.76 ft
Line #14: 5.61 ft

Line #15: 14.04 ft
Line #16: 7.05 ft
Line #17: 8.60 ft
Line #18: 5.74 ft
Line #19: 4.46 ft
Line #20: 2.07 ft
Line #21: 7.81 ft
Line #22: 15.52 ft
Line #23: 2.62 ft
Line #24: 12.57 ft
Line #25: 5.84 ft
Line #26: 18.14 ft
Line #27: 6.66 ft
Line #28: 2.10 ft
Line #29: 10.99 ft
Line #30: 9.15 ft
Line #31: 11.22 ft
Line #32: 3.31 ft
Line #33: 11.81 ft
Line #34: 16.70 ft
Line #35: 1.64 ft
Line #36: 11.65 ft
Line #37: 3.54 ft
Line #38: 4.82 ft
Line #39: 2.76 ft
Line #40: 12.57 ft
Line #41: 2.23 ft
Line #42: 3.90 ft
Line #43: 7.81 ft
Line #44: 8.99 ft
Line #45: 8.86 ft
Line #46: 2.23 ft
Line #47: 33.96 ft
Line #48: 14.80 ft
Line #49: 6.82 ft
Line #50: 11.88 ft
Line #51: 8.73 ft
Line #52: 19.59 ft
Line #53: 4.46 ft
Line #54: 8.50 ft
Line #55: 3.51 ft
Line #56: 31.23 ft
Line #57: 22.21 ft
Line #58: 26.64 ft
Line #59: 4.30 ft
Line #60: 10.89 ft
Line #61: 9.22 ft
Line #62: 41.96 ft
Line #63: 4.30 ft
Line #64: 37.20 ft
Line #65: 38.75 ft
Line #66: 15.12 ft
Line #67: 3.90 ft
Line #68: 27.20 ft
Line #69: 19.75 ft
Line #70: 14.11 ft
Line #71: 2.99 ft
Line #72: 13.48 ft
Line #73: 2.40 ft
Line #74: 14.80 ft
Line #75: 0.03 ft

otal Distance = 788.7 ft

total Area: 0.26 ac

11,325

Area Measurement

Line #1: 11.98 ft
Line #2: 2.59 ft
Line #3: 24.97 ft
Line #4: 2.10 ft
Line #5: 6.40 ft
Line #6: 9.51 ft
Line #7: 4.82 ft
Line #8: 8.50 ft
Line #9: 4.43 ft
Line #10: 5.91 ft
Line #11: 1.25 ft
Line #12: 10.33 ft
Line #13: 18.67 ft
Line #14: 8.89 ft
Line #15: 8.89 ft
Line #16: 19.29 ft
Line #17: 0.82 ft
Line #18: 12.27 ft
Line #19: 20.90 ft
Line #20: 3.41 ft
Line #21: 5.91 ft
Line #22: 1.84 ft
Line #23: 6.14 ft
Line #24: 3.81 ft
Line #25: 6.53 ft
Line #26: 6.53 ft
Line #27: 2.07 ft
Line #28: 2.59 ft
Line #29: 6.92 ft
Line #30: 29.95 ft
Line #31: 5.61 ft
Line #32: 1.71 ft
Line #33: 1.84 ft
Line #34: 6.66 ft
Line #35: 2.40 ft
Line #36: 4.82 ft
Line #37: 19.91 ft
Line #38: 2.10 ft
Line #39: 3.15 ft
Line #40: 12.57 ft
Line #41: 2.40 ft
Line #42: 14.24 ft
Line #43: 5.84 ft
Line #44: 11.81 ft

*Total Distance = 353.2 ft

- *Total Area: 0.08 ac

3,484

Area Measurement

- Line #1: 13.71 ft
Line #2: 2.62 ft
Line #3: 26.97 ft

Line #4: 4.95 ft
Line #5: 5.54 ft
Line #6: 15.39 ft
Line #7: 7.05 ft
Line #8: 2.07 ft
Line #9: 17.62 ft
Line #10: 9.06 ft
Line #11: 1.64 ft
Line #12: 27.95 ft
Line #13: 33.89 ft
Line #14: 5.09 ft
Line #15: 26.12 ft
Line #16: 4.43 ft
Line #17: 10.30 ft
Line #18: 4.13 ft
Line #19: 13.19 ft
Line #20: 8.20 ft
Line #21: 12.30 ft
Line #22: 4.40 ft
Line #23: 14.99 ft
Line #24: 15.39 ft
Line #25: 10.17 ft
Line #26: 26.64 ft
Line #27: 2.33 ft
Line #28: 19.98 ft
Line #29: 13.48 ft
Line #30: 6.92 ft
Line #31: 9.06 ft
Line #32: 3.51 ft
Line #33: 1.84 ft
Line #34: 8.89 ft
Line #35: 2.76 ft
Line #36: 27.69 ft
Line #37: 25.36 ft
Line #38: 2.76 ft
Line #39: 12.73 ft
Line #40: 2.59 ft
Line #41: 21.98 ft
Line #42: 9.25 ft
Line #43: 7.71 ft
Line #44: 4.30 ft
Line #45: 13.85 ft

*Total Distance = 520.8 ft

- *Total Area: 0.23 ac

10,018

Area Measurement

- Line #1: 12.40 ft
Line #2: 12.66 ft
Line #3: 4.43 ft
Line #4: 7.94 ft
Line #5: 7.45 ft
Line #6: 22.05 ft
Line #7: 1.25 ft
Line #8: 13.42 ft
Line #9: 1.31 ft
Line #10: 26.21 ft
Line #11: 40.94 ft
Line #12: 8.33 ft

Line #13: 7.94 ft
Line #14: 13.42 ft
Line #15: 19.42 ft
Line #16: 1.31 ft
Line #17: 16.31 ft
Line #18: 1.48 ft
Line #19: 11.35 ft
Line #20: 15.39 ft
Line #21: 21.82 ft
Line #22: 7.58 ft
Line #23: 7.38 ft
Line #24: 10.89 ft
Line #25: 12.01 ft
Line #26: 5.91 ft
Line #27: 15.91 ft
Line #28: 1.84 ft
Line #29: 12.40 ft
Line #30: 7.94 ft
Line #31: 7.45 ft
Line #32: 2.59 ft
Line #33: 7.97 ft
Line #34: 1.71 ft
Line #35: 12.66 ft
Line #36: 5.54 ft
Line #37: 14.47 ft
Line #38: 4.30 ft
Line #39: 1.71 ft
Line #40: 28.48 ft
Line #41: 2.10 ft
Line #42: 8.89 ft
Line #43: 18.64 ft
Line #44: 2.10 ft
Line #45: 7.45 ft
Line #46: 21.23 ft
Line #47: 2.49 ft
Line #48: 2.40 ft
Line #49: 26.57 ft

*Total Distance = 527.4 ft

- *Total Area: 0.23 ac

10,018

Area Measurement

- Line #1: 12.14 ft
Line #2: 12.01 ft
Line #3: 13.02 ft
Line #4: 11.98 ft

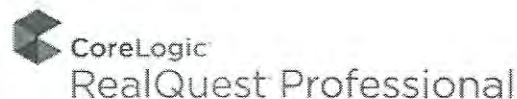
156 ft
*Total Distance = 49.1 ft

- *Total Area: 0.00 ac

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Property Detail Report

For Property Located At :
4980 BONITA RD, BONITA, CA 91902-1725



Owner Information

Owner Name: **BUCARDO ROSA C**
 Mailing Address: **3723 CIENEGA DR, BONITA CA 91902-1102 C001**
 Vesting Codes: **MW // SO**

Location Information

Legal Description: **(EX ST)DOC77-176788 IN NEQ QSEC 47 TR 166**
 County: **SAN DIEGO, CA** APN: **593-050-56-00**
 Census Tract / Block: **134.11 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **RANCHO DE LA NACION**
 Legal Book/Page: **593-05** Map Reference: **70-C1 /**
 Legal Lot: Tract #: **166**
 Legal Block: School District: **SWEETWATER UN**
 Market Area: School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **12/19/2007 / 12/13/2007** Deed Type: **GRANT DEED**
 Sale Price: **\$190,000** 1st Mtg Document #: **782213**
 Document #: **782212**

Last Market Sale Information

Recording/Sale Date: **01/12/2004 / 09/05/2003** 1st Mtg Amount/Type: **\$360,000 / CONV**
 Sale Price: **\$550,000** 1st Mtg Int. Rate/Type: **5.75 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **22426**
 Document #: **22425** 2nd Mtg Amount/Type: **\$90,000 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ FIXED**
 Transfer Document #: Price Per SqFt: **\$377.75**
 New Construction: Multi/Split Sale:

Title Company: **COMMONWEALTH LAND TITLE CO.**
 Lender: **NEW CENTURY MTG CORP**
 Seller Name: **MINISTERIOS DE AMISTAD INC**

Prior Sale Information

Prior Rec/Sale Date: **05/10/1977 /** Prior Lender:
 Prior Sale Price: **\$77,500** Prior 1st Mtg Amt/Type: **\$62,000 / CONV**
 Prior Doc Number: **176788** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area: 1,456	Parking Type: GARAGE	Construction:
Living Area: 1,456	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity: 4	Exterior wall:
Above Grade:	Parking Spaces: 4	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool: POOL
Bath(F/H): 1 / 1	Basement Type:	Air Cond:
Year Built / Eff: / 1958	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:

Other Improvements:

Site Information

Zoning: R1	Acres: 0.73	County Use: 1 FAMILY RESIDENCE (111)
Lot Area: 31,799	Lot Width/Depth: x	State Use:
Land Use: SFR	Res/Comm Units: 1 /	Water Type:
Site Influence: RIVER		Sewer Type:

Tax Information

Total Value: \$630,000	Assessed Year: 2017	Property Tax: \$7,270.12
Land Value: \$276,000	Improved %: 56%	Tax Area: 63207
Improvement Value: \$354,000	Tax Year: 2017	Tax Exemption:
Total Taxable Value: \$630,000		

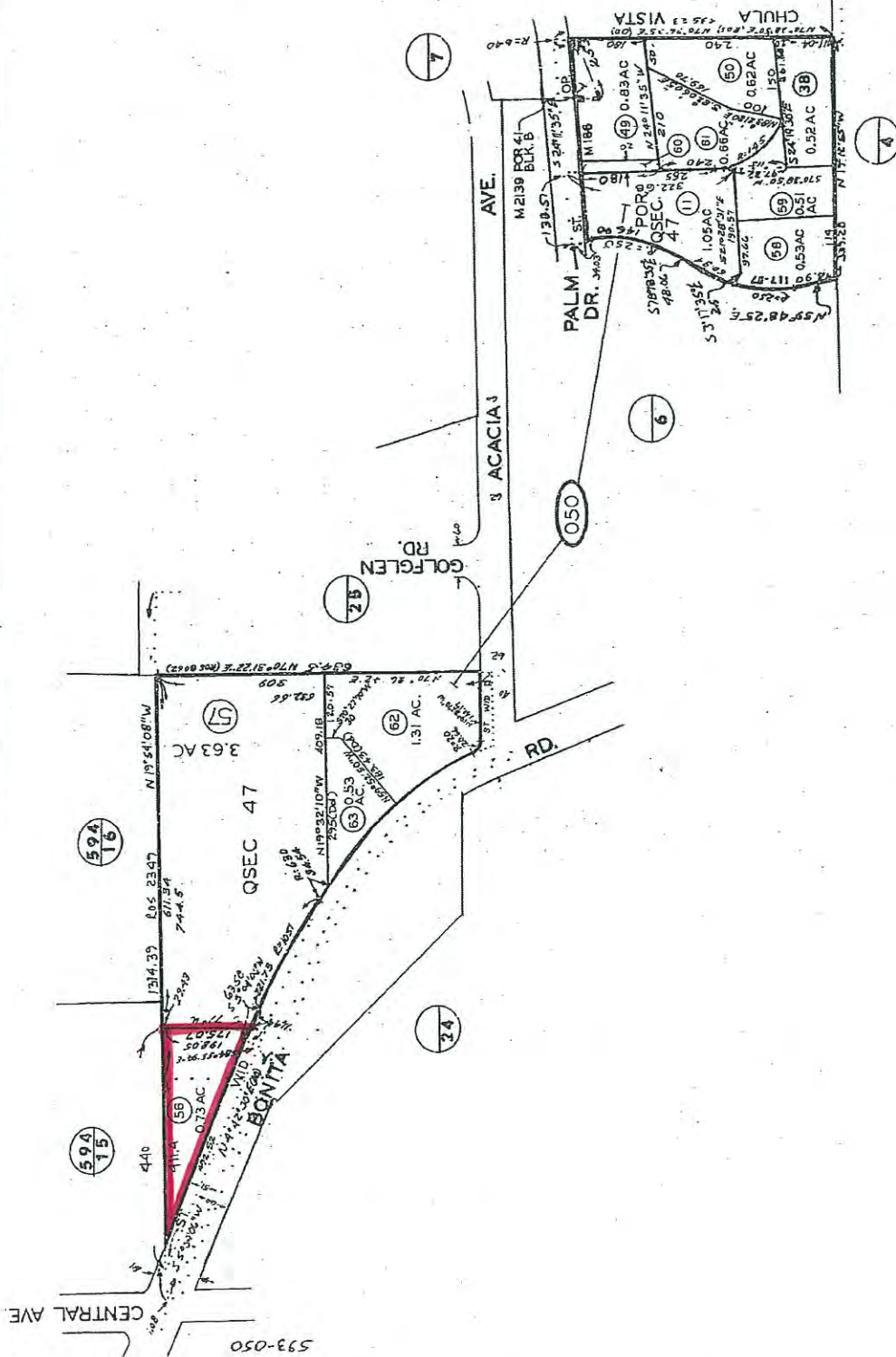


593-05,

200' 2"



7/20/15

[illegible]

MAP 2139 - BONITA HILLS UNIT NO.1
MAP 166(MB15) - RHO DE LA NACION-POR QSEC 47
ROS 2513,8062

AUG 29 1995

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 593 PAGE 05

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Property Detail Report

For Property Located At :
5012 CENTRAL AVE, BONITA, CA 91902-2653



Owner Information

Owner Name: **TZEDAKA Yael LLC**
 Mailing Address: **5472 SHANNON RIDGE LN, SAN DIEGO CA 92130-4807 R123 C/O VICTOR MIZRACHI**
 Vesting Codes: **CO //**

Location Information

Legal Description:	LOT 26 TR 6209	APN:	594-150-26-00
County:	SAN DIEGO, CA	Alternate APN:	
Census Tract / Block:	134.11 / 3	Subdivision:	MCMILLINS BONITA GLEN
Township-Range-Sect:		Map Reference:	67-C6 /
Legal Book/Page:	594-15	Tract #:	6209
Legal Lot:	26	School District:	SWEETWATER UN
Legal Block:		School District Name:	
Market Area:		Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	10/23/1996 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	537527	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	TZEDAKA Yael INC		

Prior Sale Information

Prior Rec/Sale Date:	01/18/1996 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	25520	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1970 / 1976	Total Rooms/Offices:		Garage Area:	
Gross Area:	7,578	Total Restrooms:		Garage Capacity:	
Building Area:	7,578	Roof Type:		Parking Spaces:	26
Tot Adj Area:		Roof Material:		Heat Type:	FORCED AIR
Above Grade:		Construction:		Air Cond:	CENTRAL
# of Stories:	1.00	Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	AVERAGE
		Basement Area:		Condition:	AVERAGE

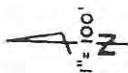
Site Information

Zoning:	C	Acres:	0.81	County Use:	STORE BLDG MISC (621)
Lot Area:	35,284	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:	10	Water Type:	
Site Influence:	RIVER	Sewer Type:		Building Class:	D

Tax Information

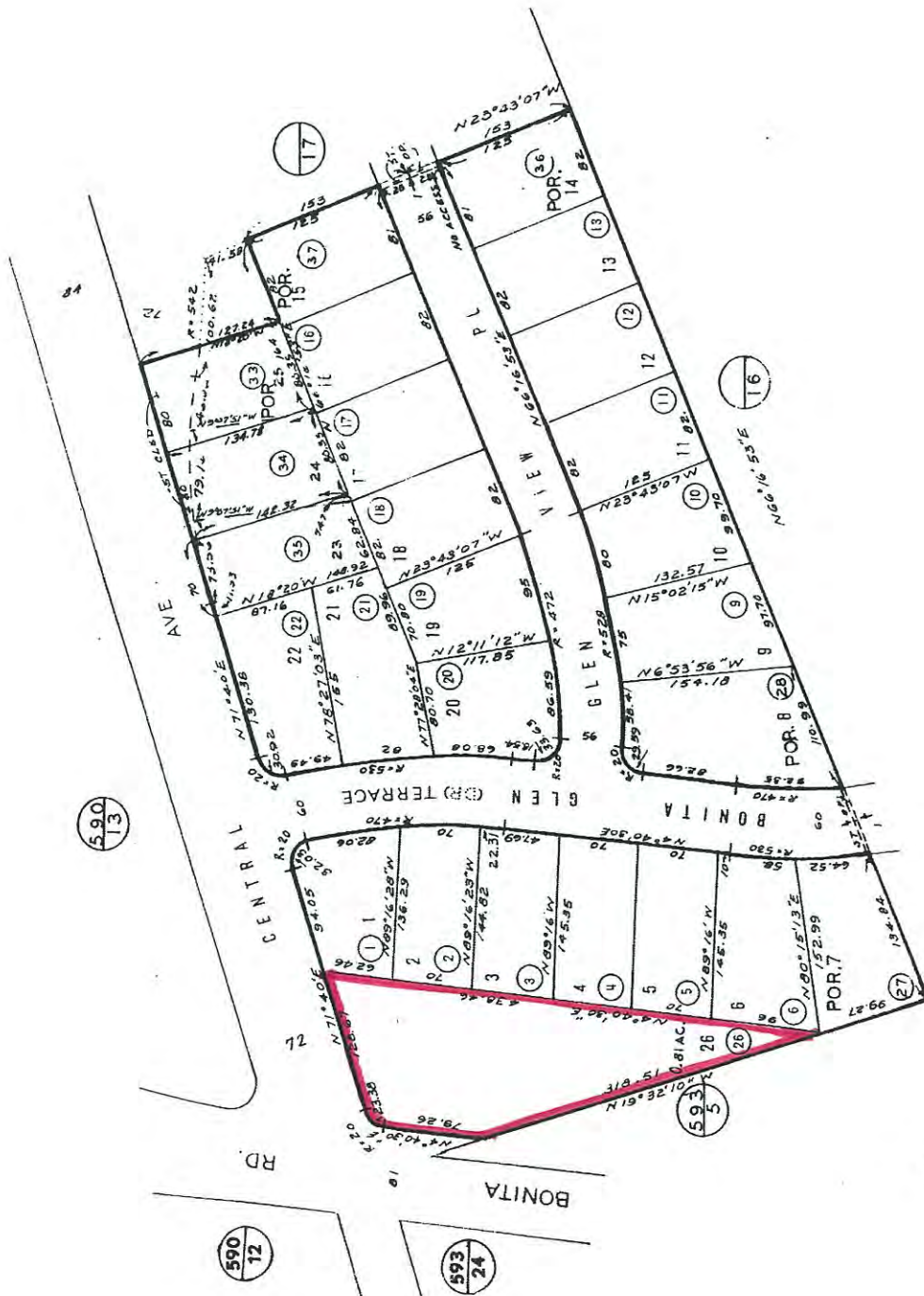
Total Value:	\$1,073,286	Assessed Year:	2017	Property Tax:	\$8,195.32
Land Value:	\$778,551	Improved %:	27%	Tax Area:	63061
Improvement Value:	\$294,735	Tax Year:	2017	Tax Exemption:	MISC
Total Taxable Value:	\$558,110				

594-15



7-1-76 R.H. ✓

CHANGES		
BLK	OLD	NEW YR CUT
14	15	16
17	18	19
20	21	22
23	24	25
26	27	28
29	30	31
32	33	34
35	36	37
38	39	40
41	42	43
44	45	46
47	48	49
50	51	52
53	54	55
56	57	58
59	60	61
62	63	64
65	66	67
68	69	70
71	72	73
74	75	76
77	78	79
80	81	82
83	84	85
86	87	88
89	90	91
92	93	94
95	96	97
98	99	100



MAP 6209 - MC MILLINS BONITA GLEN UNIT NO. 1

MAPPED FOR ASSESSMENT PURPOSES ONLY



SAN DIEGO COUNTY
ASSESSOR'S MAP
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