



**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

**FILED**  
Apr 09, 2025 01:13 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000278  
State Receipt # 37040920250249  
Document # 252-NOD-36

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk  
TYPE OR PRINT CLEARLY

**Project Title**

**SECURE SPACE SELF-STORAGE BONITA (QUARRY STORAGE) APPEAL;  
PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2024-AA-24-003**

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

<p><b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>April 9, 2025</u></b></p> <p><b>Posted <u>April 9, 2025</u> Removed _____</b></p> <p><b>Returned to agency on _____</b></p> <p><b>DEPUTY _____</b></p>
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**Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.**

# NOTICE OF DETERMINATION

TO:  Recorder/County Clerk  
 Attn: James Scott  
 1600 Pacific Highway, M.S. A33  
 San Diego, CA 92101

Office of Planning and Research  
 P.O. Box 3044  
 Sacramento, CA 95812

FROM: County of San Diego  
 Planning & Development Services, M.S. O650  
 Attn: Project Planning Section Secretary  
 5510 Overland Avenue, Suite 110  
 San Diego, CA 92123

**SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name and Number: Secure Space Self-Storage Bonita (Quarry Storage) Appeal; PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2024-AA-24-003

State Clearinghouse No.: 2024080027

Project Location: 5780 Quarry Road, Bonita, CA 91902, (APNs: 586-050-48, 36, 44)

Project Applicant: Charles Brown, 5780 Quarry Road LLC; 19191 South Vermont Avenue Suite 680, Torrance, CA 90502; (704) 430-7037

Project Description: This project is an appeal to the Board of Supervisors regarding the Planning Commission approval of the Secure Space Self-Storage project (Project). The Project consists of a Major Use Permit (MUP) to develop a 4.99-acre self-storage facility consisting of approximately 1,023 units and 132,425 square feet on the approximately 10.74-acre project site (the "project site"). The project site has a General Plan designation of VR-2 (Village Residential 2) is zoned Rural Residential (RR), which allows the use upon issuance of a MUP pursuant to Section 2185.c and 6909 of the Zoning Ordinance. The area of disturbance on-site is approximately 8.79 acres and would include the proposed graded parking lot, recreational vehicle (RV) parking area, storage facility, fuel management zone, limited building zone, community trails, multi-use pathway, and frontage improvements. Off-site grading would impact an additional 0.24 acre for the grading and realignment of a portion of Quarry Road and neighboring driveway, for a total area of disturbance of 9.03 acres. A Certificate of Compliance is also proposed to merge three parcels together. Grading consists of approximately 30,275 cubic yards (CY) of cut and 22,535 CY yard of fill. Approximately 7,740 CY of material would require export. The project is located at 5780 Quarry Road in the Sweetwater Community Planning Area in unincorporated San Diego County.

Agency Approving Project: County of San Diego

County Contact Person: Bianca Lorenzana; (619) 510-2146

Date Form Completed: April 9, 2025

This is to advise that the County of San Diego Board of Supervisors has denied the appeal and upheld the Planning Commission approval of the above-described project on April 9, 2025 (Item #4) and has made the following determinations:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.  
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.  
 An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan  was  was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- Certificate of Fee Exemption (attached)  
 Proof of Payment of Fees (attached)

Signature:  Telephone: (619) 510-2146  
 Name (Print): Bianca Lorenzana Title: Land Use/Environmental Planner

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER 37-04/09/2025-0249
STATE CLEARING HOUSE NUMBER (if applicable) 2024080027

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 04/09/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 252-NOD-0036	

PROJECT TITLE  
 SECURE SPACE SELF-STORAGE BONITA (QUARRY STORAGE) APPEAL; PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2024-AA-24-003

PROJECT APPLICANT NAME CHARLES BROWN, 5780 QUARRY ROAD LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 704-430-7037
PROJECT APPLICANT ADDRESS 19191 SOUTH VERMONT AVENUE SUITE 680	CITY TORRANCE	STATE CA
		ZIP CODE 90502

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123 50	\$	0 00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401 75	\$	0 00

- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0 00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50 00
<input type="checkbox"/> Other		\$	0 00

**PAYMENT METHOD**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    50 00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, AIMEE SALOMON, Deputy
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Payment Reference #: REM: 12/09/2024 RECT: 37-12/09/2024-1011 AND DOC NUMBER 2024-NOD-0143