San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

7a

AGENDA REPORT
Business | Action

October 6, 2025

TO: Chair Whitburn and Commissioners

FROM: Keene Simonds, Executive Officer
Meghan Traynor, Local Government Analyst I

SUBJECT: **Proposed "Brown – Quarry Road LLC Change of Organization" | Annexation to San Diego County Sanitation District & Related Actions (LAFCO File No. CO24-14)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a change of organization proposal initiated by landowner petition to annex 10.7 acres of unincorporated territory in Bonita to the San Diego County Sanitation District (County SD). The affected territory as submitted consists of one vacant and undeveloped parcel located outside the agency's established sphere of influence. The purpose of the proposal is to make public wastewater service available to the affected territory and in doing so accommodate the planned development of a self-storage facility and ancillary improvements, which is allowed by a major use permit under the existing residential zoning assignment. Staff recommends conditional approval of the proposal as submitted without modifications as well as waiving protest proceedings and adopting parallel environmental findings made by the County of San Diego in approving the underlying development. Staff is also recommending the Commission forgo a sphere of influence amendment for consistency purposes specific to local conditions as detailed. The item has been placed on the business calendar given the preceding sphere complexity paired with the uniqueness of the request relative to accommodating a non-residential use within a residentially zoned area.

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BACKGROUND

Applicant Request

San Diego LAFCO has received a change of organization proposal initiated by an interested landowner – Charles Brown – requesting approval to annex 10.7 acres of unincorporated territory in Bonita to County SD. The affected territory as submitted comprises one entire legal parcel presently undeveloped with no physical improvements. The parcel has been pre-assigned a situs of 5780 Quarry Road and is identified by the Assessor's Office as 586-050-62.[1] The affected territory lies outside the County SD sphere of influence with a majority lying inside the City of Chula Vista sphere. These existing designations allow the Commission by practice to consider approving applicant requests to annex their unincorporated properties to County SD without concurrent sphere amendments.

Regional Setting

The affected territory is located in southeast San Diego County within the unincorporated community of Bonita, positioned between Interstate 805 to the west, State Route 54 to the north, and Interstate 125 to the east. The subject parcel sits along the State Route 125 corridor with access provided via Sweetwater Road and Quarry Road, placing it in an area transitioning from rural residential development to more suburban uses. The surrounding neighborhood consists primarily of large-lot residential properties with a golf course located approximately half a mile away. The subject parcel falls within County Supervisorial District No. 1 (Paloma Aguirre), Assembly District No. 79 (LaShae Sharp-Collins), and Senate District No. 39 (Akilah Weber Pierson). An aerial illustrating the affected territory and its regional setting follows on the next page, with a more detailed parcel-level map – including the relationship to County SD's existing jurisdictional boundaries – provided as Attachment One.



Google Earth

[1] Three undeveloped parcels (APNs 586-050-48, -36, and -44) were merged into a single parcel, APN 586-050-62, on May 27, 2025, through an approved Certificate of Compliance (PDS2022-CC-22-0102) issued in conjunction with the conditionally approved Major Use Permit (PDS2021-MUP-21-009) for the underlying development project.

Subject Agency

The proposed change of organization filed with San Diego LAFCO involves one subject agency: County SD.[2] A summary of the subject agency in terms of governance, resident population, municipal functions, and financial standing follows.

- **County SD** is a dependent special district governed by the County of San Diego and serves as successor agency to a multi-agency consolidation completed by LAFCO in 2010. The lone active service function is wastewater (collection, treatment, and disposal classes). The jurisdictional boundary spans approximately 46 square miles – or 29,571 acres – and is divided between seven distinct service areas – Alpine-Lakeside, Campo, East Otay Mesa, Julian, Pine Valley, Spring Valley, and Winter Gardens – with a combined LAFCO estimated resident population of 144,272. The affected territory subject to the proposal before LAFCO lies in the Spring Valley Service Area (SSA) with a stand-alone population estimate of 107,021. Wastewater collected within Spring Valley SSA flows to the City of San Diego's adjacent collection system and thereafter to the Point Loma Treatment Facility before discharge into the Pacific Ocean; the latter is operated by the Metro Wastewater Joint Powers Authority with the District as one of the signatories. LAFCO established a sphere of influence for County SD in 2010. The sphere was most recently reviewed and affirmed in 2019 with a mixed designation to both (a) include approximately 9,300 non-jurisdictional acres as well as (b) exclude approximately 2,100 jurisdictional acres with the latter including lands adjacent to the affected territory. The sphere also includes three special study areas established in 2011 and comprise 396 acres adjacent to the Alpine-Lakeside (two) and Pine Valley (one) service areas. County SD's audited net position is $152.3 million as of June 30, 2024 with an unrestricted balance of $73.2 million. This includes an ending accrued cash balance of $73.1 million. The ending net position reflects an overall change during the last three audited years of 8.9%.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of nine local agencies directly subject to San Diego LAFCO's planning and regulatory responsibilities. These agencies qualify as "affected agencies" relative to the proposed change of organization and are listed below.[3]

- Bonita-Sunnyside Fire Protection District
- City of Chula Vista (sphere of influence only)
- County Service Area No. 135 (Regional Communications)
- Metropolitan Water District of Southern California
- San Diego County Flood Control District
- San Diego County Street Lighting District

[2] State law defines "subject agency" to mean any district or city for which a change of organization or reorganization is proposed.
[3] State law defines "affected local agency" as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a change of organization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

- San Diego County Water Authority
- San Diego Unified Port District (sphere of influence only)
- South Bay Water District

The affected territory also lies within the following school and college districts and accordingly have received notice of the proposal as part of the administrative review:

- Chula Vista Elementary School District
- Sweetwater Union High School District
- Southwestern Community College District

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications – the change of organization proposal to annex the affected territory to the County SD. The Commission may also consider applying approval conditions so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion follows.

Proposal Purpose

The purpose of the proposed change of organization before San Diego LAFCO is to establish public wastewater service to the affected territory and in doing so facilitate the planned development of the Quarry Storage Project. This project involves construction of an approximate 132,00 square foot self-storge commercial facility consistent with County zoning regulations through the issuance of a discretionary major use permit. Additional details including other planned project features are footnoted.[4] The timing of the proposal filing with LAFCO ties to a term set by the County requiring annexation to the County SD for wastewater service prior to the issuance of a Major Use Permit (PDS2021-MUP-21-009), which was conditionally approved on December 6, 2024.[5] No other municipal service establishments are proposed given the affected territory already lies within South Bay Water for potable water and within the Bonita-Sunnyside Fire Protection District for fire protection, rescue, and emergency medical services.

Current and Planned Land Uses

The affected territory is entirely unincorporated and under the land use authority of the County of San Diego and its adopted policies with specific development standards delegated to the Sweetwater Community Plan (2011).[6] The County designates the affected territory as Village Residential (Vr-2) with a conforming zoning assignment of Rural Residential (RR). This latter designation provides a minimum lot size of 0.5 acres. Self-storage facilities are

[4] The Quarry Storage Project has been conditionally approved, with a Major Use Permit authorizing construction of a 132,425-square-foot self-storage facility and a 1,000-square-foot leasing office. Associated improvements include a graded parking lot with 21 standard spaces, 109 covered recreational vehicle (RV) parking spaces, a fuel management zone, a limited building zone, community trails, a multi-use pathway, and frontage improvements.

[5] A Certificate of Compliance (PDS2022-CC-22-0102) was also conditionally approved to authorize the merger of three parcels.

[6] A portion of the affected territory lies within the City of Chula Vista's sphere of influence but is not currently pre-zoned.

permitted within the RR Use Regulation subject to approval of a Major Use Permit (MUP) under the County's Zoning Ordinance Section 6909, which regulates mini warehouses as part of Miscellaneous Use Regulations. Accordingly, the proposed development is consistent with and compliant with the requirement for a Major Use Permit, as reflected in the Planning Commission's conditional approval of the MUP, as described in the preceding section.

ANALYSIS

San Diego LAFCO's current sphere of influence designation for County SD expands the analysis of the proposed change of organization to address the merits of four stand-alone items. These analysis items take the form of determinations and involve the (a) appropriateness of a sphere amendment, (b) timing of the boundary change, (c) potential discretionary modifications or terms, and (d) other relevant statutory requirements. Staff's analysis of these items follows.

Sphere of Influence Amendment

State law requires all jurisdictional changes approved by San Diego LAFCO to be consistent with the spheres of influence of the subject agencies. In most case, this statutory threshold would necessitate the Commission to consider an amendment to include the affected territory within the County SD's sphere of influence to accommodate the proposed annexation.[7] However, and pertinently applicable to the affected territory, the Commission has established a unique, standing, practice specific to County SD to purposefully exclude jurisdictional lands in Bonita from the sphere of influence that lie within the City of Chula Vista's sphere of influence. The underlying premise to this practice is to assign deference to the Chula Vista as the ultimate future service provider for Bonita when infrastructure and other timing issues materialize.

CONCLUSION |
MERITS OF A SPHERE OF INFLUENCE AMENDMENT

Staff believes an amendment to add the affected territory to County SD's sphere of influence is not warranted to accommodate the change of organization based on local conditions – specifically the balance of the land's existing inclusion within Chula Vista's sphere. Foregoing a sphere amendment serves to reaffirm the Commission's interest in recognizing and prioritizing the City as the ultimate and comprehensive service provider for the affected territory and provides consistency across the entire subject parcel.

[7] The statutory threshold is further prefaced on the Legislature defining spheres of influence to demark the appropriate current and future boundary and service area of the subject agency as determined by the Commission.

Change of Organization Timing

San Diego LAFCO's consideration of the proposed change of organization's timing draws on analyzing baseline factors required in statute as well as applicable policies set by the Commission.[8] Applicable local policies prompted for consideration are headlined by L-107 and attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

An analysis of these two related timing factors follows.

- Timing Factor No. 1:
  Baseline Considerations: Regional Policies + Service Relationships

  State law prescribes the mandatory consideration of certain and multifaceted factors anytime LAFCOs consider jurisdictional changes. These factors range in substance from disclosures – such as the affected territory's current land uses, assessed values, registered voter counts, and so on – to discretionary analyses. This latter category is highlighted by evaluating the proposed jurisdictional changes' relationship to community needs as well as service capacities and related financial resources of the receiving agency. A summary of key conclusions generated in reviewing these discretionary matters for the proposed change of organization and specifically (a) service needs, (b) service availability and capacities, and (c) related financial considerations follow.

  - With respect to **service needs**, the annexation of the affected territory to County SD would represent a modest and orderly expansion of the agency and its wastewater function – marked by accommodating a planned and known development. Proceeding with the annexation to County SD parallels the expressed interest of the landowner as the initiating party and similarly responds to the County conditioning the issuance of a Major Use Permit on the landowner providing confirmation of annexation to the County SD. These factors help quantify the need and timing of the proposed change of organization.

  - With respect to **service availability and capacities**, County SD has available and sufficient wastewater capacities to accommodate the projected service demands in the affected territory based on its planned and anticipated use. An existing County SD sewer line is located west of the site along Quarry Road and accessible via a 20–50-foot connection. It is projected the average day wastewater flow generated within the affected territory post-annexation is a maximum of 750 gallons with the development of a maximum of 3 equivalent dwelling units. This projected amount can be readily accommodated by County SD and represents 0.004% of its available capacity remaining within its sewer system.[9]

[8] Most of the baseline factors in statute focus on disclosing and otherwise addressing compatibility issues with external goals and policies of other state, regional, and local agencies as well as assessing the ability of subject agencies to provide services going forward. (Reference to Government Code Section 56668).

[9] County SD's existing average day wastewater flow is 6.0 million gallons, which equals 31.6% of the overall capacity at the City of San Diego Point Loma Wastewater Treatment Facility.

- With respect to **related financial considerations**, County SD has adequate financial resources and related administrative controls to provide wastewater services to the affected territory – in support of its planned development – without adversely impacting current ratepayers. This comment is reflected in staff analysis of recent audited statements, which show the County SD having established high liquidity (short-time financial standing) and capital (long-term financial standing) levels. This is further reflected in the District's ending current ratio of 41.6 to 1 (i.e., $41.60 in current assets for every $1.00 in current liabilities) and debt ratio of 1.24% (i.e., $1.24 out of every $100.00 in net assets financed) for Fiscal Year 2023-2024.

  In addition to demonstrating overall financial capacity, the Commission's review also considers the specific connection and service charges that would apply to the subject territory. Establishing wastewater service is premised on the landowner paying connection fees totaling $2,148.40 to County SD. Ongoing service will be subject to annual service charges collected through the County tax roll beginning in FY2026-2027. These charges are estimated at $731.26 for FY 2025-26 (pro-rated depending on month of application submission) and $708.34 for FY 2026-27.

- Timing Factor No. 2:
  Consideration of Policy L-107

San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings with additional details footnoted.[10] No jurisdictional disputes have been disclosed by County SD through the administrative review with LAFCO. Similarly, LAFCO staff has not identified any disputes or related concerns in the administrative review.

CONCLUSION | MERITS OF CHANGE OF ORGANIZATION TIMING

The timing of the change of organization to annex the affected territory to the County SD and its wastewater function appears sufficiently warranted. Justification is demonstrated by the preceding analysis and highlighted by the opportunity to utilize existing public infrastructure to make wastewater services available for a planned self-storage facility development. Notwithstanding this conclusionary statement, staff acknowledges the tension between utilizing residentially designated land for non-residential purposes and the Commission's legislative mandate to prioritize housing development whenever possible. While the orderliness of the proposal is therefore subject to some debate, the Commission defers to the County of San Diego in exercising its discretionary judgment to approve the underlying development project through the major use permit process. Additional analysis is provided in Appendix A.

[10] The Executive Officer retains discretion to determine the extent of consultation needed.

Potential Modifications and Terms

No modifications to the submitted change of organization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. It is separately confirmed the annexation of the affected territory as now proposed would not generate any corridors and/or otherwise illogical jurisdictional features for the subject agency.

CONCLUSION |
MERITS OF MODIFICATIONS AND TERMS

No modifications to the proposal appear warranted. Standard approval terms are recommended and include receipt of all remaining payments associated with the processing of the proposal by the Commission through recordation.

Other Statutory Considerations

Exchange of Property Tax Revenues

San Diego LAFCO has confirmed the County of San Diego has adopted a master agreement applicable to govern the tax exchange for the proposed change of organization.[11] The master agreement specifies no transfer of property taxes would occur following the annexation of the affected territory to County SD given the underlying service – wastewater – is not presently provided.

Environmental Review

San Diego LAFCO is obligated under CEQA to assess whether environmental impacts would result from activities approved under the Commission's authority, either as a lead or responsible agency. Accordingly, the Commission is tasked with making findings under CEQA in consideration of the proposed change of organization. Staff analysis follows.

- The County of San Diego serves as the lead agency for assessing potential impacts of the proposed annexation under CEQA as part of its discretion to approve the underlying development project. An Initial Study was prepared and considered for this project pursuant to the provisions of CEQA. In its role as lead agency, on December 6, 2024, the County certified the Initial Study and Mitigated Negative Declaration,which was subsequently appealed.[12] On April 9, 2025, following resolution of the appeal, the County adopted a final Notice of Determination (NOD) and in doing so made findings

[11] California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement by the affected local agencies before San Diego LAFCO can consider any jurisdictional change involving an annexation and/or detachment unless an applicable master agreement applies. The associated statutes also empower the County of San Diego to make all related property tax exchange determinations on behalf of special districts.

[12] The Sweetwater Community Planning Group filed an appeal of the county's Planning Commission December 6, 2024 approval, arguing the project failed to prioritize the neighborhood character, misalignment with community plan's guidelines, and impact on existing open space areas. The Board of Supervisors voted unanimously against the appeal on April 9, 2025.

that the project will not have a significant effect on the environment. This included conditioning the project on mitigation measures outlined as part of an adopted Mitigation and Monitoring plan. Staff independently believes the County has prepared sufficient documentation as lead agency in assessing and mitigating potential impacts and it would be appropriate for the Commission to adopt parallel findings as responsible agency.

Protest Proceedings

Protest proceedings for the proposed change of organization may be waived by LAFCO should the Commission proceed with approval under Government Code Section 56662. The waiver appropriately applies under this statute given all of the following: the affected territory is uninhabited as defined under LAFCO law, the subject agency has not filed an objection to the waiver, and the landowner has provided written consent.[13]

RECOMMENDATION

Staff recommends conditional approval of the change of organization proposal as submitted along with other related findings as detailed. This recommendation is consistent with the action outlined as Alternative One in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):
Adopt the attached draft resolution conditionally approving the change of organization proposal as submitted and without a sphere of influence amendment. Adoption of the draft resolution as presented would also include waiving protest proceedings and CEQA findings, as detailed.

Alternative Two:
Continue consideration to the next regular meeting.

Alternative Three:
Disapprove the change of organization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

[13] LAFCO law defines uninhabited as territory in which less than 11 registered voters reside.

PROCEDURES FOR CONSIDERATION

This item has been placed on the agenda for action as part of San Diego LAFCO's business calendar. The following procedures are suggested in the consideration of this item:

1) Receive verbal report from staff unless waived.
2) Discuss item and consider recommendation.

On behalf of the Executive Officer,

Meghan Traynor
Analyst I

Appendix:

A) Analysis Proposal Review Factors

Attachments:

1) Vicinity Map of the Affected Territory
2) Draft Resolution of Approval
3) Application Materials

APPENDIX A
Government Code Section 56668
Mandatory Proposal Review Factors

a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, in the next 10 years.

The affected territory as submitted comprises a 10.7-acre unincorporated parcel in the community of Bonita. The subject parcel is currently undeveloped and located at 5780 Quarry Road and identified by the County of San Diego Assessor's Office as APN 586-050-62 with a current assessed *land* value of $4,161,600 and the last transaction recorded in December 2021.

b) The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

The County of San Diego serves as a primary purveyor of general governmental services to the affected territory. These governmental services include community planning, roads, drainage, and law enforcement. Other pertinent service providers include South Bay Water (domestic water) and Bonita-Sunnyside Fire Protection District (fire protection and emergency medical services). This proposal affects only wastewater and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**
  The affected territory is undeveloped with no active wastewater system. Connection to County SD's wastewater infrastructure can be achieved through connection to an existing County SD public sewer line located west of the site along Quarry Road. The projected average daily wastewater flow for the affected territory post change of organization is 750 gallons. The projected amount can be readily accommodated by County SD and represents 0.004% of their available wastewater treatment capacity.

c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approval of the change of organization proposal and annexation to San Diego County SD would explicitly establish economic and social ties between the District and the affected territory. These ties implicitly exist already given the affected territory's ability to develop to the maximum intensity allowed by the County of San Diego is substantively dependent on establishing wastewater service with San Diego County SD.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

Approving the proposed change of organization and annexation to County SD would facilitate the establishment of public wastewater services for the planned development of a 132,425 square foot self-storge facility, 1,000 square foot leasing office, along with other planned improvements consistent with current zoning regulations and issuance of a Major Use Permit. Similarly, approval would be consistent with the Commission's adopted policies to sync urban uses with urban services. The affected territory does not contain "open space" as defined under LAFCO law and no conflicts exists under Government Code Section 56377.

Additional analysis concerning conformance with germane Commission policies follows.

- San Diego LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals, and if applicable, requires a consultation process with affected agencies, interested parties, or organizations to help discuss and potentially remedy concerns, unless waived by the Executive Officer. No jurisdictional disputes or related concerns were identified or disclosed by the applicant, affected agencies, or interested parties in the review of the proposal.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory does not contain "prime agricultural land", or "agricultural land" as defined under LAFCO law. Specifically, the affected territory does not contain land currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program. Approval of the change of organization proposal would not adversely affect the physical or economic integrity of agricultural lands.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment, the creation of islands or corridors of unincorporated territory, and other similar matters.

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appear consistent with the standards of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the final map and geographic description by the County Assessor's Office and address any modifications enacted by the Commission. No irregular or otherwise illogical boundary features would be generated from proposal approval.

g) A regional transportation plan adopted pursuant to Section 65080.

The proposed change of organization would provide wastewater services to accommodate the planned construction of a self-storge facility and leasing office along with other planned improvements consistent with an conditionally approved Major Use Permit. The proposal and its anticipated outcomes do not generate any known conflicts with *San Diego Forward*, the regional transportation plan adopted by the San Diego Association of Governments.

h) Consistency with the city or county general and specific plans.

The affected unincorporated territory is presently designated for Village Residential use under the adopted land use policies of the County of San Diego. The affected territory is zoned as Rural Residential (Rr-0.5), which prescribes a minimum parcel size of 0.5 acres. Self-storage facilities are permitted within the RR Use Regulation subject to approval of an MUP under the County's Zoning Ordinance Section 6909, which regulates mini warehouses as part of Miscellaneous Use Regulations. The planned commercial uses are consistent with the proposal's purpose to provide public wastewater to the affected territory.

i) The sphere of influence of any local agency affected by the proposal.

See Page 5 of the agenda report.

j) The comments of any affected local agency or other public agency.

Notice of the submitted change of organization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on September 26, 2025.

k) The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates County SD has sufficient and available financial resources and administrative controls therein relative to serving the affected territory without adversely impacting existing constituents. This statement is supported by the following factors.

- County SD's last audit covers 2023-2024 and shows the County finished with high liquidity levels with an agency-wide current ratio of 41.6 (i.e., $41.60 in current assets for every $1.00 in current liabilities).
- County SD finished 2023-2024 with low capital levels and marked by a low debt ratio of 1.24% (i.e., $1.24 out of every $100.00 in net assets are financed).
- County SD finished 2023-2024 with an overall total margin of 1.5%.

l) Timely availability of adequate water supplies for projected needs as specified in G.C. Section 65352.5.

The affected territory already lies within South Bay Water's jurisdictional boundary, and as such is eligible to proceed with a connection to the potable water system at any time. Similarly, the affected territory lies within the two regional wholesale providers boundaries: San Diego County Water Authority and Metropolitan Water District of Southern California.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.

The proposed change of organization would not impact any local agencies in accommodating their regional housing needs.

n) Any information or comments from the landowners, voters, or residents.

The affected territory is considered uninhabited as defined by LAFCO law (containing 11 registered voters or less). The landowners support the proposed change of organization and have provided written consent to the proceedings as the petitioners.

o) Any information relating to existing land use designations.

See above analysis for (h).

p) The extent to which the proposal will promote environmental justice.

The change of organization is expected to have a positive impact on environmental justice by enhancing wastewater services and integrated public safety services within the affected territory and for any groups that are susceptible to pollution burdens and their effects. Consideration of existing environmental justice factors within the affected territory draws on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0).

Two composite percentile rankings for the affected territory are generated within this analysis and involve (a) pollution burdens and (b) susceptible population to pollution burdens relative to all census tracts in California.

- The affected territory's **composite pollution burden ranking** falls in the 16th percentile. Two pollution burden indicators exceed the 50th percentile and considered noteworthy and otherwise high: Air Quality (Diesel PM) and Impaired Water.

- The affected territory's **composite susceptible population** ranking falls in the 11th percentile. None of the indicators exceed the 50th percentile threshold used in this report to identify high impairments.

A summary of all tracked pollution burdens and susceptible populations follows.

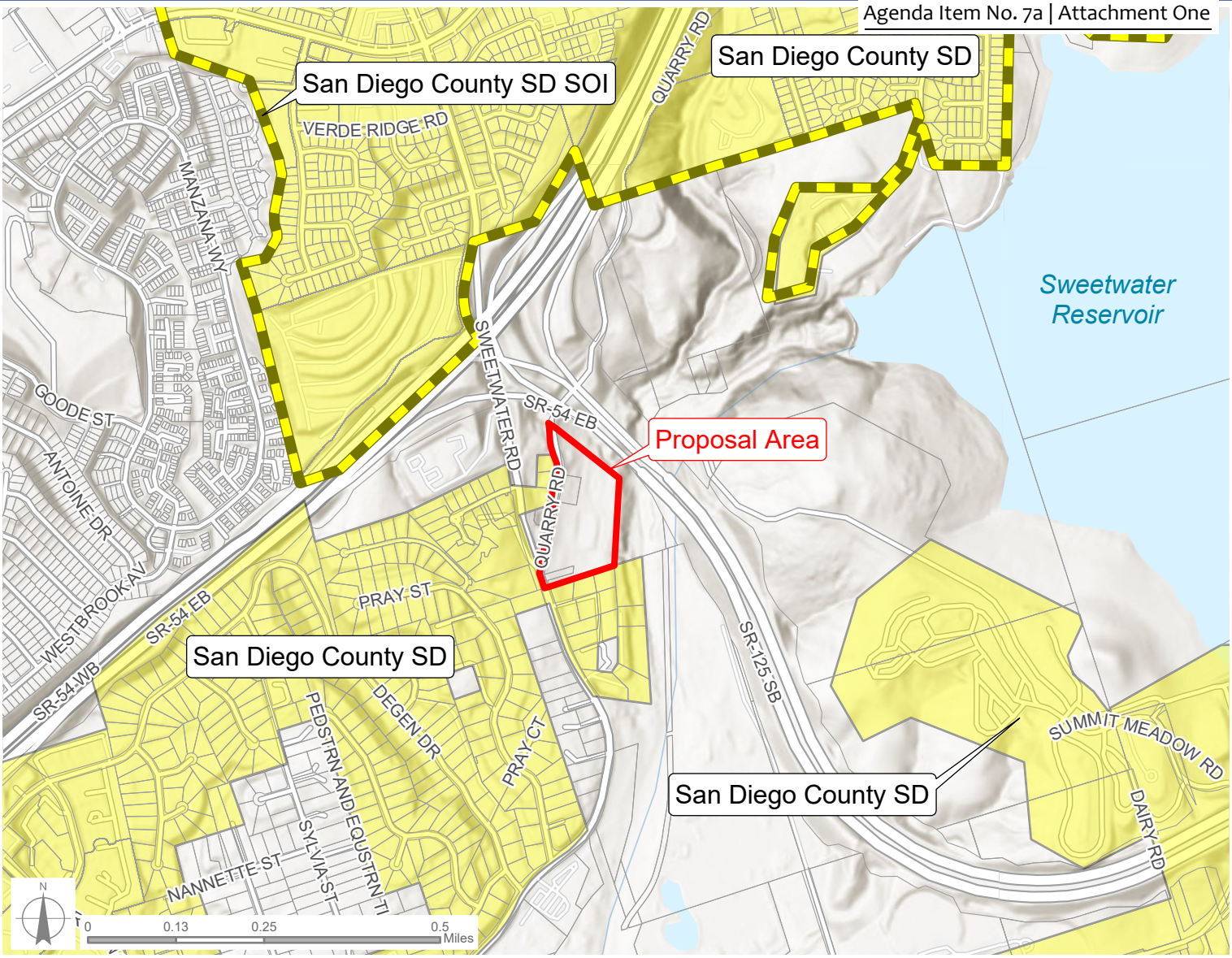
Census Tract No. 6073017066 Pollution Burdens and Susceptible Population (Source: California Environmental Protection Agency and SD LAFCO)	
	Affected Territory + Surrounding Lands
Census Tract No.	6073013410
Estimated Population	7,827
Pollution Burden	Weighted Percentile
… Percentile	16.55
Indicator | Air Quality: Ozone	40.05
Indicator | Air Quality: PM 2.5:	**52.21**
Indicator | Air Quality: Diesel PM:	13.55
Indicator |Pesticides:	0.00
Indicator | Toxic Releases:	45.54
Indicator |Traffic:	29.26
Indicator | Drinking Water Contaminants:	49.38
Indicator | Lead in Housing:	10.80
Effects | Cleanup Sites:	0.00
Effects | Groundwater Threats:	0.00
Effects | Hazardous Waste:	29.24
Effects | Impaired Water:	**77.30**
Effects | Solid Waste:	35.72
Sensitive Population	Weighted Percentile
… Percentile	11.52
Population | Asthma:	8.24
Population | Low Birth Weight:	38.18
Population | Cardiovascular Disease:	6.37
Population | Education:	28.08
Population | Linguistic Isolation:	N/A
Population | Poverty:	22.47
Population | Unemployment:	46.99
Population | Housing Burden:	19.81

q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.

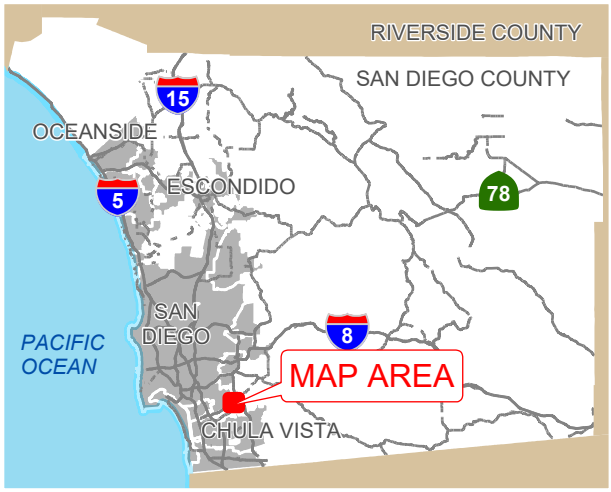
The County of San Diego General Plan includes a hazard mitigation plan addressing risks and ways to mitigate damage by human and natural-caused disasters, including wildfire, flooding, and seismic activity. The affected territory is designated a "Very High" fire hazard severity zone and a "Low" earthquake hazard zone. This project is in compliance with the fire code requirements of the County of San Diego and Bonita-Sunnyside Fire Protection District as outlined in the CEQA Initial Study for this project.

r) Section 56668.3(a)(1) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annex to the district.

Approval of the change of organization would be in the best interest of the current/future landowners and visitors of the affected territory by providing access to reliable public wastewater service going forward.







CO24-14 "BROWN - QUARRY ROAD LLC CHANGE OF ORGANIZATION" | ANNEXATION TO SAN DIEGO COUNTY SANITATION DISTRICT

- Proposal Area
- San Diego County SD SOI
- San Diego County SD

SOI = Sphere of Influence

San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

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G:\GIS\Vicinity_Maps\agendamaps2024\24-14 Quarry Road SDC SD.aprx

Created by Dieu Ngu -- 11/12/2024

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RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A CHANGE OF ORGANIZATION

"BROWN – QUARRY RD. LLC CHANGE OF ORGANIZATION"
ANNEXATION TO THE SAN DIEGO COUNTY SANITATION DISTRICT
AND RELATED ACTIONS (LAFCO FILE NO: CO24-14)

WHEREAS, on November 4, 2024, interested landowner – Charles Brown – filed a petition to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as "Commission", pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application before the Commission seeks approval of a change of organization of approximately 10.7 acres of unincorporated territory in the County of San Diego involving annexation to the San Diego County Sanitation District; and

WHEREAS, the affected territory as submitted comprises one vacant and undeveloped parcel identified by the County of San Diego's Assessor's Office as 586-050-62 with an assigned situs of 5780 Quarry Road in Bonita; and

WHEREAS, on December 14, 1982, the County of San Diego approved a Master Property Tax Transfer Agreement that will govern the property tax exchange associated with the change of organization of the affected territory to the San Diego County Sanitation District; and

WHEREAS, the Commission's Executive Officer has reviewed the proposed change of organization and prepared a report with recommendations; and

WHEREAS, the Executive Officer's report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the proposal on October 6, 2025;

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 as well as adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The public meeting was held on the date set therefore, and due notice of said meeting was given in the manner required by law.

2. At the public meeting, the Commission considered the Executive Officer's report.

3. With respect to considering the effects of the proposed change of organization under the California Environmental Quality Act (CEQA), the Commission makes the following findings:

   - The County of San Diego serves as the lead agency for assessing potential impacts of the proposed extension of out-of-agency wastewater services under CEQA as part of its discretion to approve the underlying development project. An Initial Study was prepared and considered for this project pursuant to the provisions of CEQA. In its role as lead agency, on December 6, 2024, the County certified the Initial Study and Mitigated Negative Declaration, which was subsequently appealed. On April 9, 2025, following resolution of the appeal, the County adopted a final Notice of Determination (NOD) and in doing so made findings that the project will not have a significant effect on the environment. This included conditioning the project on mitigation measures outlined as part of an adopted Mitigation and Monitoring plan. The Commission finds the County has prepared sufficient documentation as lead agency in assessing and mitigating potential impacts and adopts parallel findings as responsible agency.

4. The Commission CONDITIONALLY APPROVES the change of organization without modifications subject to conditions as provided and subject to recordation of a certificate of completion for the proposal. Approval involves all the following:

   a) Annexation of the affected territory to the San Diego County Sanitation District as shown in "Exhibit A-1" and described in "Exhibit A-2".

5. The Commission CONDITIONS all approvals on the following terms being satisfied by October 6, 2026 unless an extension is requested in writing and approved by the Executive Officer:

   a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.

   b) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Divisions.

   c) Submittal to the Commission of the following payments:

      - A check made payable to LAFCO in the amount of $50.00 for the County of San Diego-Clerk Recorder to reimburse for filing one CEQA Notice of Exemption consistent with the findings in the resolution.

      - A check made payable to the State Board of Equalization for processing fees in the amount of $500.00.

6. The Commission assigns the proposal the following short-term designation:
   "Brown – Quarry Rd. LLC Change of Organization".

7. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.

8. The Commission waives conducting authority proceedings under Government Code Section 56662.

9. The San Diego County Sanitation District is a registered-voter district.

10. The San Diego County Sanitation District utilizes the County of San Diego assessment roll.

11. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the San Diego County Sanitation District as provided under Government Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees or charges of the San Diego County Sanitation District as provided under Government Code Section 57330.

12. The effective date of approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and only after all terms have been completed as attested by the Executive Officer.

13. As allowed under Government Code Section 56107, the Commission authorized the Executive Officer to make non-substantive corrections to the resolution to address any technical defects, errors, irregulates, or omissions.

14. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Sections 56880-56882 of the Government Code.

15. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code.

**

PASSED AND ADOPTED by the Commission on October 6, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

_____
Keene Simonds
Executive Officer

EXHIBIT A-1
MAP OF AFFECTED TERRITORY

-Placeholder-

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EXHIBIT A-2
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

Blank for Photocopying

Part IVb: LANDOWNER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date on which the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Govt. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a landowner of the affected territory.
- I personally affixed hereto the date of my signing this petition and the Assessor's Parcel Number(s), or a description sufficient to identify the location of my land.

Name of Signer	Assessor's Parcel Number(s)	Date Signed	Official Use
Sign _____ Print Charles Brown, Authorized Signatory for 5780 QUARRY RD LLC	586-050-36, -44, -48	10/3/2024	
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

"BROWN—QUARRY ROAD LLC CHANGE OF ORGANIZATION"
ANNEXATION TO THE SAN DIEGO COUNTY SANITATION DISTRICT
LAFCO REFERENCE NO. CO24-14

GEOGRAPHIC DESCRIPTION

THAT PORTION OF LAND LOCATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN BOUNDARY SHOWN ON RECORD OF SURVEY 24694 RECORDED AS FILE NUMBER 2023-7000054 ON FEBRUARY 9, 2023;

THENCE ALONG THE NORTHERLY LINE OF SAID PROPERTY SOUTH 51°57'57" EAST, 75.91 FEET TO THE **TRUE POINT OF BEGINNING**;

1) THENCE SOUTH 51°57'57" EAST ALONG THE BOUNDARY LINE OF SAID RECORD OF SURVEY 24694, 585.37 FEET;
2) THENCE SOUTH 02°34'43" WEST, 658.51 FEET TO A POINT ON THE SOUTHERLY LINE OF QUARTER SECTION 24;
3) THENCE ALONG SAID SOUTHERLY LINE OF QUARTER SECTION 24, SOUTH 72°12'26" WEST, 550.88 FEET TO A POINT ON THE CENTER LINE OF SWEETWATER ROAD AS SHOWN ON ROAD SURVEY NO. 471;
4) THENCE ALONG THE CENTER LINE OF SWEETWATER ROAD, NORTH 18°36'26" WEST, 125.44 FEET;
5) THENCE LEAVING SAID CENTER LINE, NORTH 09°40'06" EAST, 483.87 FEET;
6) THENCE NORTH 09°39'41" EAST 169.93 FEET;
7) THENCE NORTH 18°40'23" EAST, 104.50 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET;
8) THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°59'55" AN ARC DISTANCE OF 69.81 FEET;
9) THENCE NORTH 21°19'32" WEST, 62.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 420.00 FEET;
10) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°58'26" AN ARC DISTANCE OF 43.79 FEET THE INTERSECTION WITH THE BOUNDARY LINE OF OTAY WATER ANNEXATION AS DESCRIBED ON DOCUMENT NO. 2015-0040905, OFFICIAL RECORDS OF SAN DIEGO COUNTY;
11) THENCE NORTH 51°47'17" WEST ALONG THE BOUNDARY LINE OF SAID OTAY WATER ANNEXATION, 18.41 FEET;
12) THENCE NORTH 69°48'25" WEST, 28.46 FEET;
13) THENCE NORTH 00°28'17" WEST, 106.29 FEET;
14) THENCE NORTH 09°46'11" WEST, 71.89 FEET TO THE **TRUE POINT OF BEGINNING**.

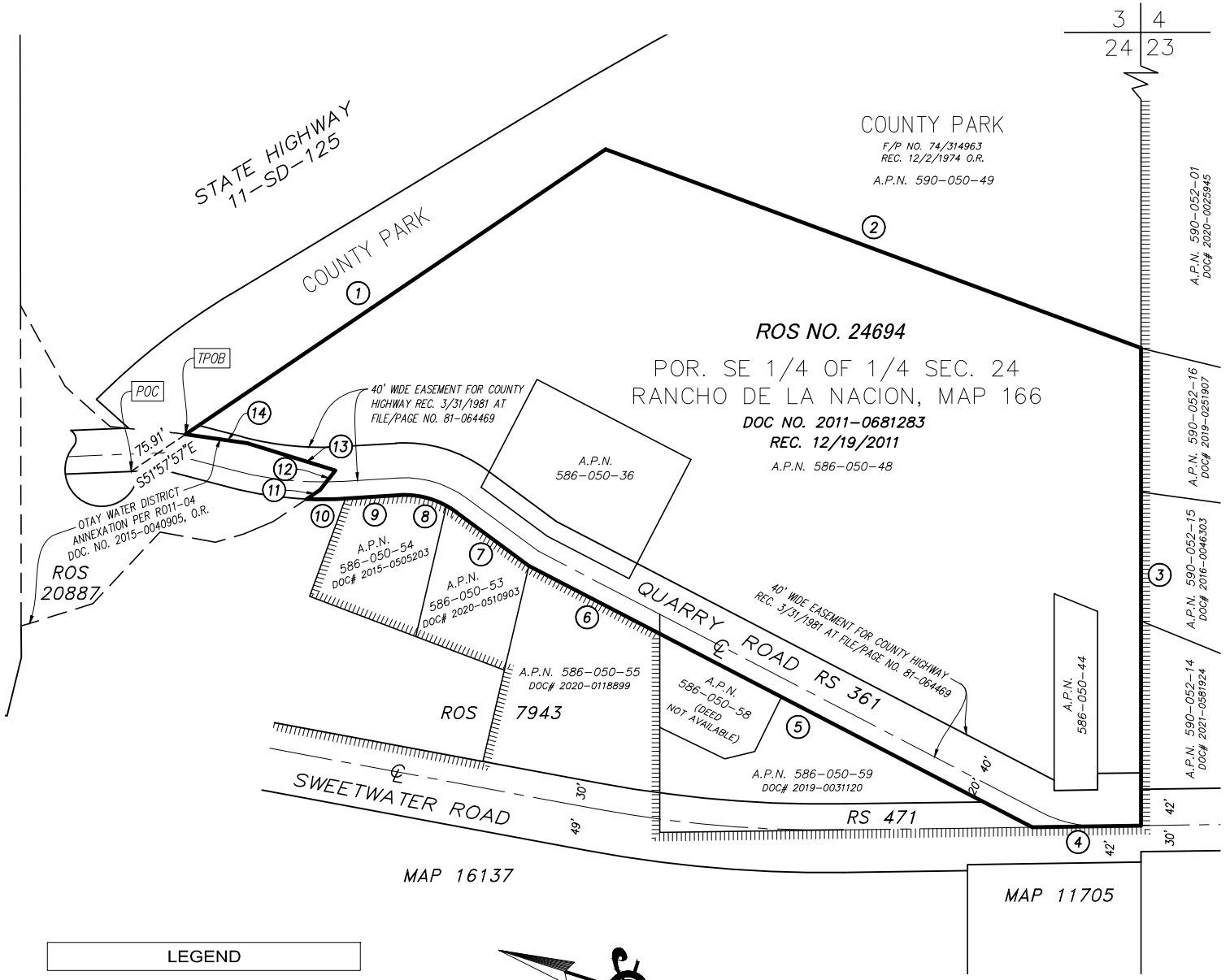
CONTAINING 10.74 ACRES OF LAND MORE OR LESS.

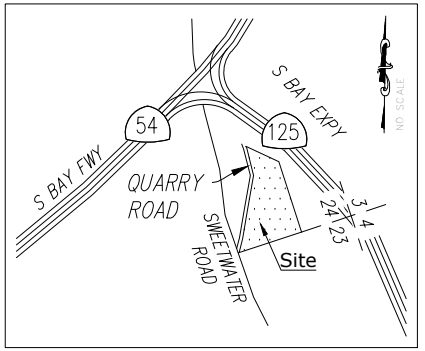
Prepared under my supervision:



Armando D. DuPont, L.S. 7780

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF LAND DESCRIBED.





LOCATION MAP
NOT TO SCALE

COURSE TABLE			
COURSE #	DIRECTION / DELTA	RADIUS	LENGTH
1	SOUTH 51°57'57" EAST		585.37'
2	SOUTH 02°34'43" WEST		658.51'
3	SOUTH 72°12'26" WEST		550.88'
4	NORTH 18°36'26" WEST		125.44'
5	NORTH 09°40'06" EAST		483.87'
6	NORTH 09°39'41" EAST		169.93'
7	NORTH 18°40'23" EAST		104.50'
8	39°59'55"	100.00'	69.81'
9	NORTH 21°19'32" WEST		62.90'
10	5°58'26"	420.00'	43.79'
11	NORTH 51°47'17" WEST		18.41'
12	NORTH 69°48'25" WEST		28.46'
13	NORTH 00°28'17" WEST		106.29'
14	NORTH 09°46'11" WEST		71.89'

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
℄	CENTERLINE
POC	POINT OF COMMENCMENT
TPOB	TRUE POINT OF BEGINNING
——— — ———	CENTERLINE
———	INTERIOR LOT LINE
———	RIGHT-OF-WAY
|||||||||||	EXISTING SAN DIEGO COUNTY SANITATION DISTRICT BOUNDARY
———	PROPOSED SAN DIEGO COUNTY SANITATION DISTRICT BOUNDARY

CALVADA SURVEYING, INC.

GRAPHIC SCALE

180' 0' 90' 180'

1" = 180'

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF LAND DESCRIBED.

ASSESSOR'S PARCEL NUMBERS:	LAFCO RESOLUTION NO.	ACREAGE:	DATE:	SCALE:
586-050-36, 586-050-44 & 586-050-48	CO24-14	10.740 AC.	07/31/2025	1"=180'

"BROWN--QUARRY ROAD LLC CHANGE OF ORGANIZATION"

ANNEXATION TO THE SAN DIEGO COUNTY SANITATION DISTRICT

LAFCO REFERENCE NO. CO24-14

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 25603

The County of San Diego

Planning Commission Hearing Report

Date:	December 6, 2024	**Case/File No.:**	Secure Space Self-Storage Bonita (Quarry Storage) MUP; PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	Major Use Permit and Certificate of Compliance
Time:	9:00 a.m.	**Location:**	5780 Quarry Road, Bonita, CA 91902
Agenda Item:	#2	**General Plan:**	Village Residential (VR-2)
Appeal Status:	Appealable to the Board of Supervisors	**Zoning:**	Rural Residential (RR)
Applicant/Owner:	Charles Brown, 5780 Quarry Road LLC	**Community:**	Sweetwater Community Plan Area
Environmental:	Mitigated Negative Declaration	**APNs:**	586-050-48, 36, 44

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP), Certificate of Compliance (CC), and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Secure Space Self-Storage Bonita (Quarry Storage) MUP (Project) includes a request for the construction of a self-storage facility and covered recreational vehicle (RV) parking spaces on 4.99 acres of an approximately 10.74-acre project site comprised of three parcels (APNs 586-050-48, 36, 44). The proposed self-storage facility consists of approximately 1,023 self-storage units within a two-story building with a basement totaling 132,425 square feet of floor space, an approximately 1,000-square foot office building, 109 covered recreational vehicle (RV) parking spaces (totaling 56,448 square feet), and 21 standard passenger vehicle parking spaces for customers and employees. It also includes road improvements, grading, a trail and pathway, and a CC to merge parcels.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances. Specifically, when processing an MUP, Section 7358 of the County Zoning Ordinance requires that Findings be made for a project's compatibility with surrounding land uses. This includes the bulk and scale of a project, the

availability of adequate facilities, the suitability of the site, the generation of traffic, and any potential harmful effect on the desired neighborhood character.

PDS found the project to be compatible with the surrounding land uses (as detailed in this report) and found the Project to be consistent with all applicable regulations, policies and ordinances with the inclusion of conditions in the Project Forms of Decision (Attachments B and C). The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, staff finds that the required compatibility findings can be made, the Project will have no harmful impact on the neighborhood, and staff can recommend approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project for a self-storage facility, determine if the required findings can be made and, if so, take the following actions:

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

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

C. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located within the Sweetwater Community Planning Area on an approximately 10.74-acre site (Figure 1 and Figure 2). The Project site is directly east of the intersection of Sweetwater Road and Quarry Road. The site is currently vacant and undeveloped. The SR-125 freeway is located to the north and east of the site. Four single-family residences are located west of the Project site across Quarry Road, and three single-family residences and a horse stable facility abut the Project's southern property boundary. Open space, Sweetwater County Park, and the Sweetwater Reservoir are located east of the Project site, across SR-125. The Bonita Golf Course is located southeast of the project site. Access to the site would be from Quarry Road, a public road.

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):

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON April 9, 2025

Posted April 9, 2025 **Removed** _____

Returned to agency on _____

DEPUTY _____

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	LEAD AGENCY EMAIL	DATE
COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES		04/09/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		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	PROJECT APPLICANT EMAIL		PHONE NUMBER
CHARLES BROWN, 5780 QUARRY ROAD LLC			704-430-7037
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
19191 SOUTH VERMONT AVENUE SUITE 680	TORRANCE	CA	90502

PROJECT APPLICANT (*Check appropriate box*)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123 50	$	0 00
☒ Mitigated/Negative Declaration (MND)/(ND)	$2,968 75	$	0 00
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0 00
☒ County documentary handling fee		$	50 00
☐ Other		$	0 00

PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ 50 00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	San Diego County Clerk, AIMEE SALOMON, Deputy

Payment Reference #: REM: 12/09/2024 RECT: 37-12/09/2024-1011 AND DOC NUMBER 2024-NOD-0143

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753 5A (Rev 01012025)