



The County of San Diego

Planning Commission Hearing Report

Date:	September 13, 2019	Case/File No.:	In His Steps Christian Recovery Home, PDS2018-MUP-18-007, PDS2018-ER-18-09-002, PDS2016-ENFGEN-000890
Place:	COC Campus Center Chambers, 5520 Overland Ave., San Diego, CA 92123	Project:	Group Care Facility
Time:	9:00 a.m.	Location:	1217 & 1219 Elm Street, Ramona
Agenda Item:	#1	General Plan:	Semi-Rural (SR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Robert Denny, In His Steps Christian Homes	Community:	Ramona Community Plan Area
Environmental:	CEQA § 15301	APNs:	280-063-05-00

A. EXECUTIVE SUMMARY

1. Introduction

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (PDS2018-MUP-18-007) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

In His Steps Christian Recovery Home project is an existing Group Care Facility which is currently operating with 14 residents and up to 5 employees per day without a required Major Use Permit (MUP). The facility operates within an existing single-family residence and an existing detached Accessory Dwelling Unit (ADU) in the Ramona Community Plan Area. Six-person group care facilities are allowed as a by-right use per the County's Zoning Ordinance; facilities with more than six persons require approval of an MUP. This project will be limited to a 14 person group care facility by the MUP.

An Administrative Citation (PDS2016-ENFGEN-000890) was issued on May 4, 2017 for operation of Group Residential facility without an MUP, converting a garage to habitable space and enclosing a roofed breezeway without building permits. In addition, an existing on-site excavation business, associated vehicles, equipment, and an unpermitted structure must be removed from the site as

“Construction Sales and Services” use type is not allowed in the A70 zone. The project has been conditioned to remove the unpermitted structure and use within 180 days of approval of the MUP.

The sections contained in this report describe in detail the following: development proposal, analysis and discussion, community planning group and public input, and the Planning & Development Services (PDS) recommendation.

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. PDS conducted a detailed analysis of the project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances. Based on this analysis, PDS has found the project to be consistent with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances with the inclusion of conditions in the MUP decision. PDS made the required findings and recommends adoption of the Notice of Exemption, and approval of the MUP with the conditions explained in the report and incorporated in the attached Form of Decision (Attachment B).

2. Requested Actions

This is a request for the Planning Commission to evaluate the proposed MUP for conversion of a single-family dwelling and ADU to a Group Care facility for up to 14 persons, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from CEQA.
- b. Grant MUP PDS2018-MUP-18-007, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

3. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Ramona Community Plan?
- c. Is the proposed project consistent with the County’s Zoning Ordinance?
- d. Is the project consistent with other applicable County regulations?
- e. Does the project comply with CEQA?

B. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests an MUP to permit the existing 14-person Group Care Christian Recovery Home (sober living home) and to convert the use of an existing single-family dwelling and ADU to a group care facility on approximately 4.7 acres of an 8.19 acre site. The subject site is located at 1217 & 1219 Elm Street in the Ramona Community Plan area (Figure 1).

According to California Health and Safety Code Section 10501 (a)(5), “Alcoholism or Drug Abuse Recovery or Treatment Service” means a service designed to promote treatment and maintain recovery from alcohol or drug problems that includes one or more of the following: detoxification, group sessions, individual sessions, educational sessions, and/or alcoholism or drug abuse recovery

or treatment planning. An Alcoholism or Drug Abuse Recovery or Treatment Service requires a license from the California Department of Health Care Services (DCHS).

In His Steps Christian Recovery Home is not required to be licensed or certified by DCHS. A letter from DHCS, dated May 27, 2008, determined that recovery and treatment services are not being provided and that the facility was not subject to licensure. The facility is a Christian based alcohol abstinence program that offers a supportive living environment. The facility is not an alcohol or drug recovery or treatment home. A copy of the letter from DHCS is provided in Attachment E. In the future, should operations change such that the facility would meet the definition of an "Alcoholism or Drug Abuse Recovery or Treatment Service", a license from DHCS would be required.

In His Steps is a Christian based organization providing drug and alcohol abstinence counseling and lodging to recovering men and women at two locations. Since January 2000, the existing single-family residence and ADU have been operating as a 14-person sober living home with up to five full time staff members, without the required MUP. Residents live full-time at the facility, typically for six months to one year, in a sober environment. After the initial 30 days at the facility, residents may find jobs in the community. The residents prepare their own meals and do their own shopping; no deliveries are made to the property beyond what would typically occur for a single family dwelling (e.g., Amazon deliveries). Transportation is provided by the onsite employees. At least one manager is on-site at all times.

The request for the allowance of a Group Care Facility for up to 14 residents is in part a response to the high demand for rehabilitation facilities in the region, at all different levels of care, such as this facility whose focus is a supportive sober living environment. The existing 14-person facility is currently full, and has been since the operations began in 2000. Below is a summary of a typical single family residence with an ADU compared to the proposed Group Care operation.

Operating Characteristics	Single Family Residence & Accessory Dwelling Unit	Proposed Group Care
Number of Residents	Not regulated	14
Number of Staff	0	5
Total Number of People	Not regulated	19
Vehicle Trips Per Day	24	44
Parking	4 spaces	8 spaces

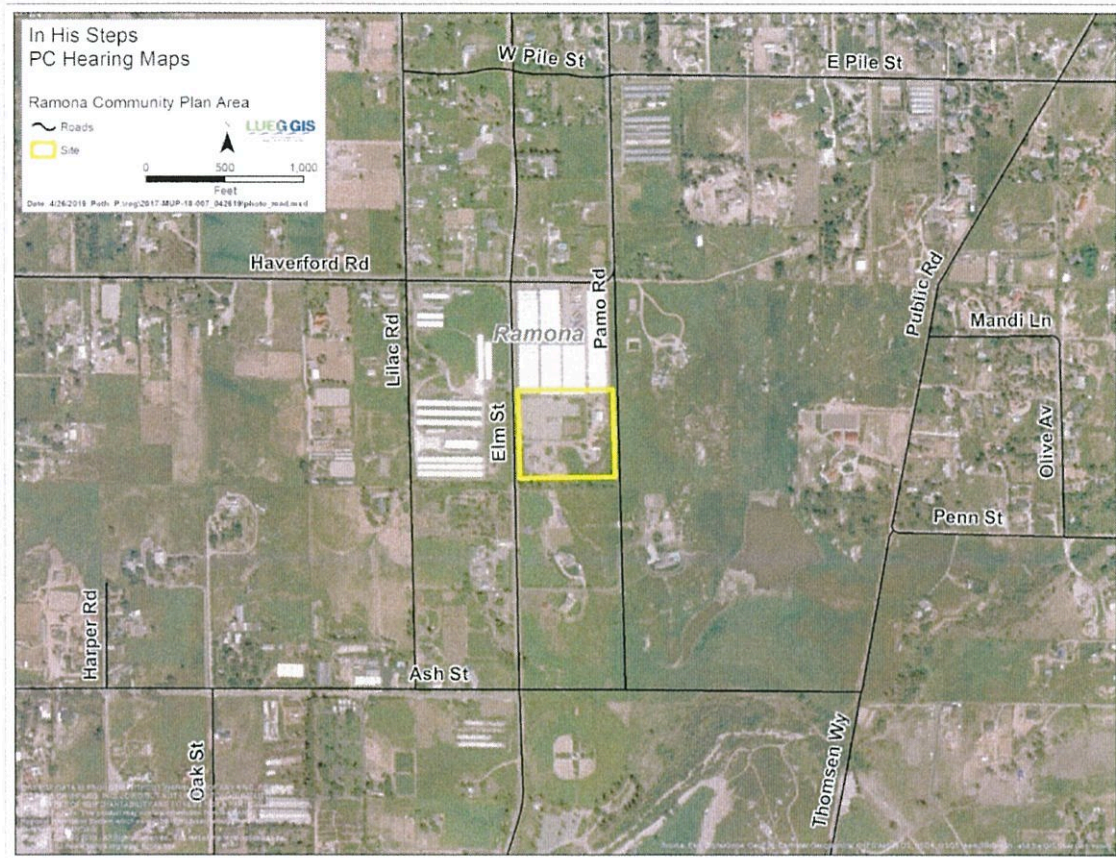


Figure 1: Vicinity Map

There are four buildings on the property. First, the existing single-family residence is 3,900 square feet with six (6) bedrooms and a 1,080 square foot attached garage. The property also has an existing detached ADU that is 1,287 square feet with two (2) bedrooms and a 420 square foot attached garage. In addition to the attached garage, there was a 280 square foot detached garage and a roofed breezeway that were converted to a 479 square foot office that were then attached to the ADU without building permits. A floor plan can be found in Figure 3. In addition, there is a 2,400 square foot detached storage building that will remain and a 513 square foot unpermitted metal workshop, used by an excavation business, that will be removed. The existing single family residence and ADU are served by the Ramona Municipal Water District and utilize an on-site septic system. No upgrades to these services will be required in order to accommodate the Group Care facility. Minor grading is proposed to the onsite driveway to provide an all-weather surface suitable for travel by a 75,000-pound fire apparatus, as required by the County Fire Authority.

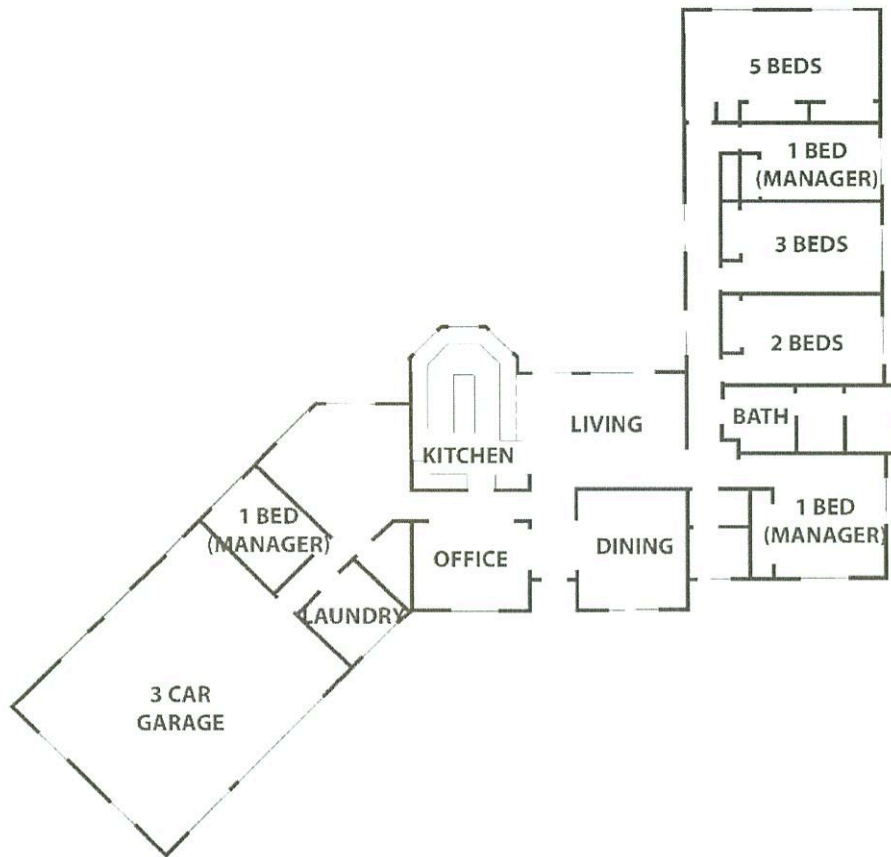


Figure 2: Floor Plan- Existing Single-Family Residence

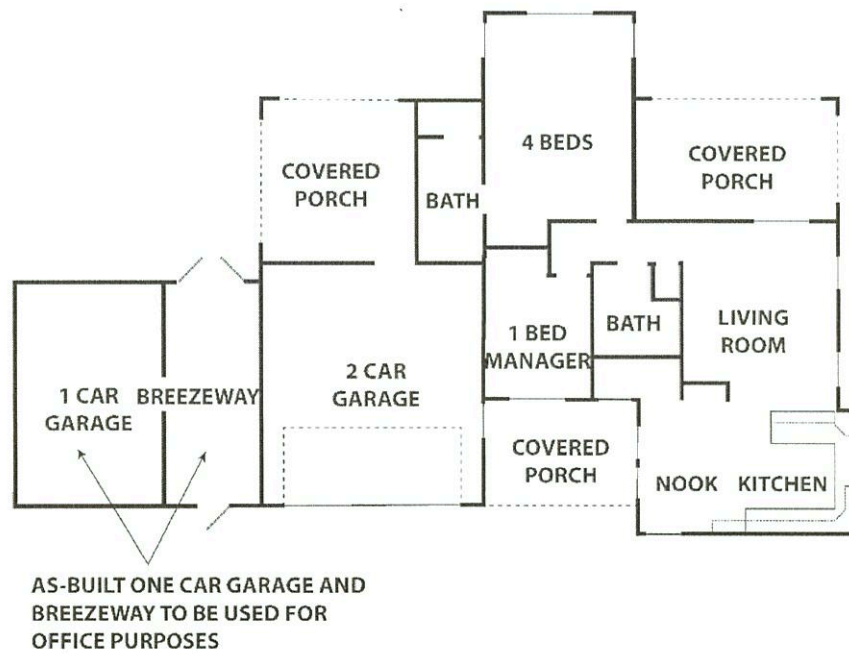


Figure 3: Floor Plan- Existing Accessory Dwelling Unit

Please refer to Attachment A – Planning Documentation, to view the Plot Plan, Floor Plans, and Elevations.

2. Subject Property and Surrounding Land Uses

The 8.19 acre property is relatively flat and is accessed from Elm Street on the western side of the site. The existing residence and ADU are located on the southeastern portion of the property. A detached 2,400 square foot storage building, located in the northeast portion of the property, will remain. The southwestern portion of the property contains an excavation business with storage of associated vehicles and equipment and an unpermitted 513 square foot structure. A construction business and storage of construction equipment are considered “Construction Sales and Services” use type and are not allowed in the A70 zone. The project has been conditioned to remove this business, all associated vehicles, and equipment, and the unpermitted structure, within 180 days of the approval of the MUP.



Figure 4: Aerial Photo

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural 2 (SR-2), which allows one dwelling unit per every two, four, or eight acres, depending on slopes. Surrounding land uses primarily consist of agricultural, residential and vacant lands on lots ranging in size from 2 acres to 55 acres. Zoning for the site is Limited Agriculture (A70), which allows the operation of a group care facility upon issuance of an MUP. Surrounding parcels are also zoned A70.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	SR-2	A-70	Haverford Rd.	Greenhouses
East	SR-2	A-70	Haverford Rd./ Pamo Rd.	Single-family dwellings
South	SR-2	A-70	Elm St.	Single-family dwellings and vacant lots
West	SR-2	A70	Elm St.	Chicken ranch and single-family dwellings

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

C. ANALYSIS AND DISCUSSION

The applicant has been operating a 14-person Group Care Facility with up to five staff members since 2000. Operation of a Group Care Facility in a residential zone with more than six residents requires the approval of an MUP, for which analysis of impacts of the use must be conducted.

The project has been reviewed for conformance with all relevant ordinances and guidelines, including, but not limited to the San Diego County General Plan, the Ramona Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A detailed discussion of the project's technical analysis and consistency with applicable codes, policies, and ordinances is described on the following pages.

1. **Project Analysis**

Major Use Permit Findings

In accordance with Section 7358 of the Zoning Ordinance, findings must be made relating to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the proposed 14-person Group Care Facility in relation to each of these findings.

Existing conditions, which include the operation of the 14-person Group Care Facility, are compatible with neighboring uses. It has been determined that the project will be compatible with the adjacent uses in terms of bulk and scale because the existing single-family residence and ADU, which are compatible with surrounding residences, will not be expanded beyond the current footprint of the structures. In addition, the approximate lot coverage of the structures on the property is less than three percent which is consistent with the coverages on surrounding lots ranging from 0 to 7 percent and the density is consistent with the SR-2 General Plan Designation. All necessary public facilities and services are available to the site as detailed in the service availability letters submitted for the project, included in Attachment F.

The project will generate up to 44 trips per day, an increase of 20 trips per day from the estimated 24 trips generated by a single family residence and ADU on the property. This increase will not cause significant impacts in accordance with the County's Guidelines for Determining Significance for Transportation and Traffic and CEQA Guidelines, and further traffic analysis was not necessary. As detailed in the County's Report Format and Content Requirements for Transportation and Traffic, a

project, such as this, that generates less than 200 daily trips is not required to prepare a Traffic Impact Study. The existing roads in the area have been determined to be sufficient to handle the traffic resulting from the proposed project. The project will be required to pay into the County's Transportation Impact Fee (TIF) program at building permit issuance.

It has been demonstrated that the proposed project will not have a harmful effect upon the neighborhood character as visual, traffic, and noise impacts have been addressed during the discretionary review process through design considerations and conditions of approval. The proposed project complies with the General Plan as demonstrated in Table D-1 below. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15301; the Notice of Exemption can be found in Attachment C.

As further detailed in the Form of Decision included in Attachment B, each of these findings have been made.

Community Character

The proposed MUP consists of the use of an existing single-family residence and ADU for a 14-person Group Care Facility. The exterior of the existing single family residence will not be altered or expanded, and no new visual elements will be introduced. The property has an existing code violation relating to a conversion of a detached one-car garage and roofed breezeway to habitable space (office use) without required building permits. The exterior of the ADU will not be altered, however a roofed breezeway between the ADU and a previously detached garage has been enclosed. The project is conditioned to obtain building permits for the conversion to resolve the code violation. This will require replacement of a garage door with a sliding glass door on the south side of the structure. These changes would not be visible from surrounding properties; therefore, the residence will remain consistent with the surrounding community character. Removal of the existing excavation business from the property will improve the community character by removing an unpermitted structure and open storage of construction equipment and vehicles that are partially visible from Elm Street.

Although there are no other group care facilities in the surrounding neighborhood, the proposed use is consistent because it will not alter the character of the neighborhood. Group Care facilities typically operate within residential areas and are an allowed use under the Zoning Ordinance (A70 – Limited Agricultural) with the approval of a MUP. They are allowed by right when they operate with 6 or fewer residents. The existing visual character and quality of the project site and surrounding area can be characterized as residential on larger lots with agricultural uses on sloping grades. Please refer to Attachment A – Planning Documentation, for a map of existing Group Care facilities in Ramona.

Traffic and Parking

An existing unpaved driveway leading from Elm Street to the residences will be widened to 20 feet and resurfaced with a surface suitable for travel by a 75,000-pound fire apparatus in all weather conditions, as required by the County Fire Authority.

Analysis of the project concludes that the facility will generate 20 additional daily vehicle trips for a total of 44, which will not impact Elm Street. According to SANDAG, a typical single family home is estimated to generate an average of 10 to 12 daily vehicle trips. An ADU is estimated to generate the same number of average daily trips as a single family home. The analysis determined that the existing facility with 14 residents and five staff members would generate 44 daily vehicle trips (2 dwelling units x 12 trips per dwelling unit and 5 staff x 4 trips per staff member). There are no commercial deliveries made to the site as the residents do their own shopping and prepare their own

meals. There will likely be deliveries of packages from the postal service and other delivery services, which are typical of all residential properties.

The Construction Sales and Services use type generates 2 daily vehicle trips per 1,000 square feet of area. The onsite excavation business utilizes approximately 9,300 square feet of the property. This would generate 18-20 daily trips. The project is conditioned to remove the excavation business from the site, therefore, the existing 18-20 daily trips will be eliminated. Since this is not an allowed use in the A70 zone, and the use will be removed, these trips are not considered in the calculation of the overall trip generation for the project.

County Zoning Ordinance parking regulations for residential care facilities (Section 6758) requires one space per employee and 0.33 spaces per bedroom ($0.33 \times 8 \text{ bedrooms} = 2.64 \text{ spaces}$). A total of 7.64 parking spaces are required. As a condition of approval, the applicant is required to maintain a minimum of 8 parking spaces on the 8.19 acre site. The existing attached garages and driveway areas can accommodate parking for 10 vehicles, therefore, adequate off street parking is available for the residents and employees of the facility.

Noise

The proposed project was reviewed for compliance with the County General Plan Noise Element and the County Noise Ordinance. The General Plan identifies roads which may expose adjacent properties to excessive noise. The most commonly used indices for measuring community noise levels are the "Community Noise Equivalent Level (CNEL)". The acceptable level of noise for a residential property is less than a CNEL of 60 decibels (dB). Elm Street and a small portion of the western side of the subject property, adjacent to Elm Street, are identified within the 60 dB CNEL. However, the existing single family residence and ADU are located approximately 440 feet from the road, on the eastern portion of the property. Therefore, the Group Care facility would not be exposed to noise levels that exceed the County standards.

The project does not propose any new substantial noise generating equipment and/or activities and will not result in impacts to any existing and/or new noise sensitive land uses, and, therefore, is determined to be consistent with both the Noise Element and Noise Ordinance. The project has been conditioned to comply with County noise standards throughout the life of the MUP.

Services

The site is located within close proximity to the commercial district of Ramona, which provides grocery stores, restaurants, a local library, parks, and other services. Ramona Fire Station #80 is 2.2 miles from the project site and is within a 5 minute travel time. The Ramona Sheriff Substation is approximately 2 miles from the project site. Based on Sheriff Department records from 2016-2019, there have been no complaint calls regarding noise or activities at the property. Sheriff officers have visited the site to deliver court papers, for probation compliance checks, and follow up visits. Medical services are available within a reasonable distance of the project site. Arch Health Partners (Urgent Care) is within 2.4 miles, Pomerado Hospital (Poway) is within 18 miles, and Palomar Medical Center (Escondido) is within 19.3 miles.

2. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
POLICY H-1.4 – Special Needs Housing near Complementary Uses. Encourage the location of housing targeted to special needs groups, in close proximity to complementary commercial and institutional uses and services.	The proposed project is within 2.4 miles of Arch Health Partners (Urgent Care), 18 miles of Pomerado Hospital (Poway), and 19.3 miles of the Palomar Medical Center (Escondido). The nearest fire station (Ramona Fire Station #80) is 2.2 miles away. San Diego County Fire Authority has reviewed the proposed project and concluded they have adequate capacity to serve the proposed project.
GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed project has been reviewed by County Fire Authority which concluded there is adequate service available to the neighborhood with the addition of the proposed project. The existing driveway will be resurfaced with suitable surface for travel by a 75,000-pound fire apparatus in all weather conditions, as required by the County Fire Authority.
Policy S-3.7 – Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	The proposed project is required to obtain all necessary building permits for the conversion the existing single family dwelling and ADU to a Group Care Facility and for conversion of the detached garage and breezeway to habitable space. This will include removal of a garage door, installation of required doors and windows, upgrades to the construction of the building for compliance with the Americans with Disabilities Act (ADA), and meeting current building and fire codes for habitable space, including fire sprinklers.

3. Community Plan Consistency

The proposed project is consistent with the following relevant Ramona Community Plan goals, policies, and actions as described in Table D-2.

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Goal LU 2.1 Residential development that is compatible in scale and intensity with existing neighborhoods and in harmony with the natural environment and agricultural and equine activities.	The existing single family residence and ADU are similar in size, scale and coverage to the single family residences and ADU on properties in the surrounding neighborhood.
Policy LU 2.1.4 Require residential development to minimize grading. Streets, walkways, buildings, retaining walls, and other improvements shall not significantly alter the natural landforms.	The site is flat and only minor grading is proposed to provide an improved driveway surface as required by the County Fire Authority.

<p>Goal N 1.1 Adequate control of noise sources in the planning area and an environment free of excessive and damaging noise.</p>	<p>Elm Street and a small portion of the western side of the subject property, adjacent to Elm Street, are identified within the 60 dB CNEL for road noise. The existing single family residence and ADU are located approximately 440 feet from the road, on the eastern portion of the property. Therefore, the Group Care facility would not be exposed to noise levels that exceed the County standards.</p>
<p>Policy N 1.1.1 Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.</p>	<p>The proposed Group Care facility is a compatible use in semi-rural neighborhoods, as it is allowed upon approval of an MUP. The Group Care facility would not create any new sources of noise in the residential neighborhood, and there would be no impacts to the surrounding neighborhood related to noise.</p>

4. Zoning Ordinance Consistency

Group Care facilities are allowed in most zoning designations throughout the County, excluding some commercial zones, all industrial zones, and most special purpose zones. An MUP is required to operate a facility with more than six residents in all residential zones and agricultural zones, as well as the General Rural zone. All other zones allow operation of such facilities by-right.

Residential and agricultural zones also allow, with approval of an MUP, uses such as Child Care Centers, Clinical Services, Community Recreation, Major Impact Services and Utilities, Participant Sports and Recreation, Campgrounds, and Mining and Processing. The purpose of processing MUPs for certain uses within these zones is to establish conditions to ensure consistency with community character and to minimize impacts.

The existing excavation business will be removed from the site because this commercial use is not allowed in the A70 zone.

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the A70 zone with the incorporation of conditions of approval (Table D-3).

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon issuance of MUP
Animal Regulation:	M	N/A
Density:	-	N/A
Lot Size:	2 AC	Y
Building Type:	C	Y
Height:	G	Y
Lot Coverage:	-	N/A
Setback:	C	Y
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 2705.b of the Zoning Ordinance allows for Group Care use types within the A70 zone upon issuance of an MUP. Section 2705 of the Zoning Ordinance does not allow for 1455, Construction Sales and Services in the A70 zone.	The project proposes a sober living home which is classified in the Zoning Ordinance as Group Care. The existing excavation business, associated vehicles, equipment and unpermitted structure will be removed. Therefore, the proposed project will comply with the A70 Use Regulations upon approval of an MUP with conditions.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of an MUP. Upon removal of the excavation business from the property (project is conditioned accordingly).
Section 4600 of the Zoning Ordinance requires that the project meet the "G" height requirement of 35 feet.	The proposed project is within an existing single-family residence and Accessory Dwelling Unit which currently meet the 35-foot height requirement.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The existing single-family residence and ADU meet all setback requirements of the Zoning Ordinance. The conversion of the detached garage and roofed breezeway is within the existing footprint of the structure and meets all setback requirements.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15301. Section 15301 exempts operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing private structures such as single family residences. The project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway. The Notice of Exemption prepared for the project can be found in Attachment C – Environmental Documentation.

6. Applicable County Regulations

Table D-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The project complies with the RPO because it will not impact any wetlands, floodplains/floodways, sensitive habitat lands, or significant prehistoric or historic sites. The project does not contain any steep slopes. Therefore, it has been found that the proposed project complies with Section 86.604 of the RPO.
b. County Consolidated Fire Code	The project has been reviewed by the County Fire Authority and has been found to comply with the County Consolidated Fire Code, as conditioned.
c. Noise Ordinance	The project will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Watershed Protection Ordinance (WPO)	A Standard Stormwater Quality Management Plan was prepared for the project in compliance with the WPO.

D. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD

On April 26, 2018, the Ramona Design Review Board (DRB) recommended approval of the project as presented by a vote of 7-0-0-0-0 (7 Ayes, 0 Noes, 0 Abstain, 0 Absent, 0 Vacant). On May 20, 2018, the Ramona Community Planning Group (CPG) recommended approval of the project as presented by a vote of 11-0-0-0-4 (11 Ayes, 0 Noes, 0 Abstain, 0 Vacant, 4 Absent). No revisions or conditions of approval were recommended. The Ramona CPG recommendation and the Ramona DRB minutes are included in Attachment E.

E. PUBLIC INPUT

No comments were received as a result of the public notices sent at the time of the MUP application submittal, during processing of the permit, at the Ramona Community Planning Group Meeting or at the Ramona Design Review Board Meeting.

F. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2018-MUP-18-007, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2018-MUP-18-007

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

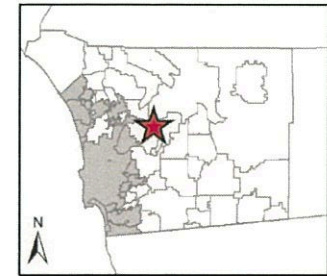
Attachment F – Service Availability Forms

Attachment G – Ownership Disclosure

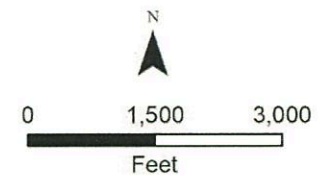
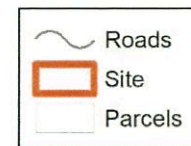
Attachment A – Planning Documentation

In His Steps PC Hearing Maps Vicinity Map

Ramona
Community Plan Area

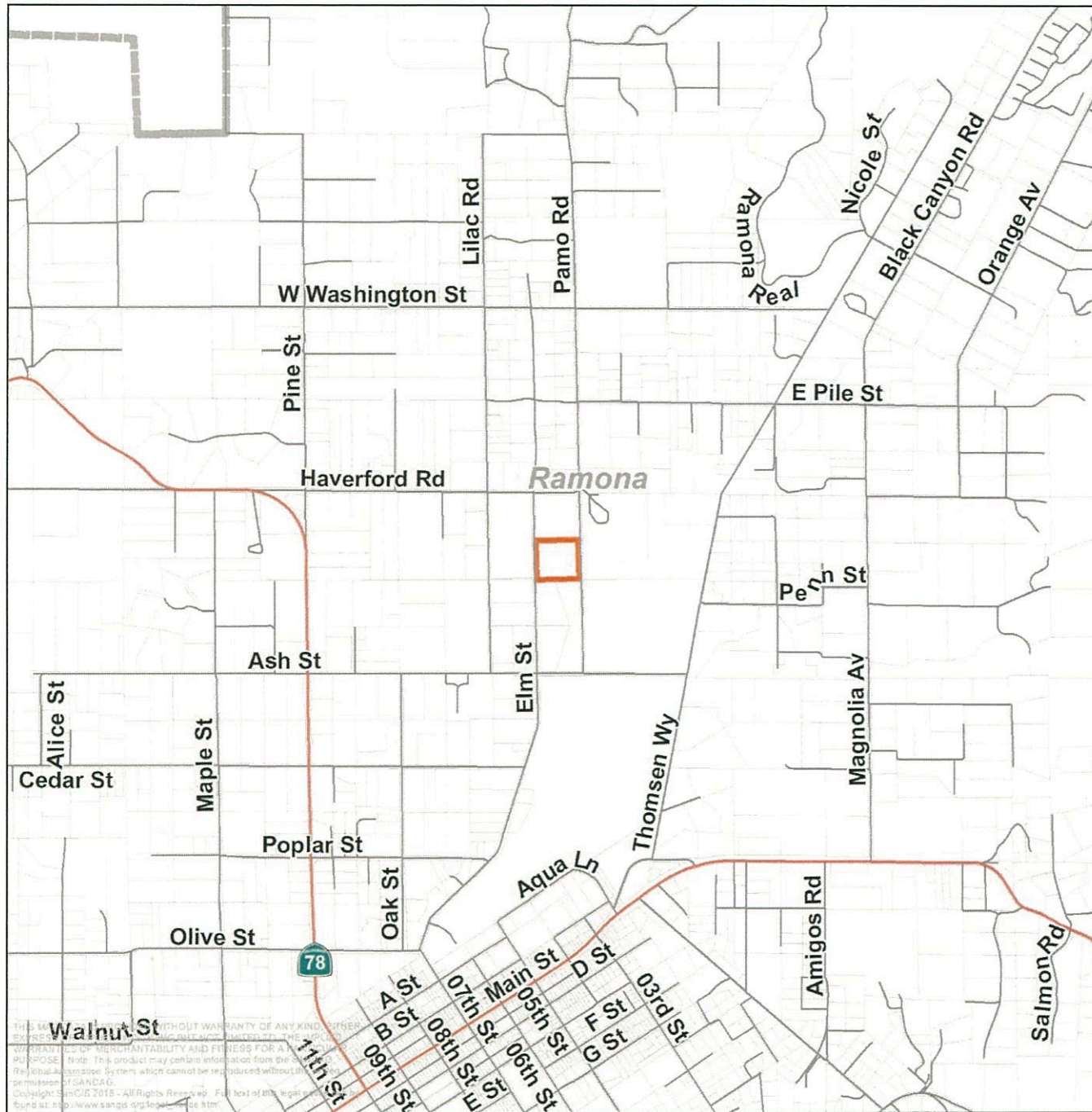


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LUEGGIS
Land Use & Planning Group
Geographic Information Services

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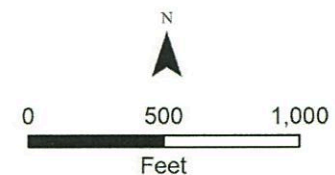
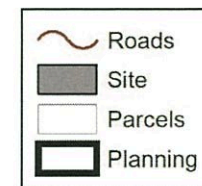
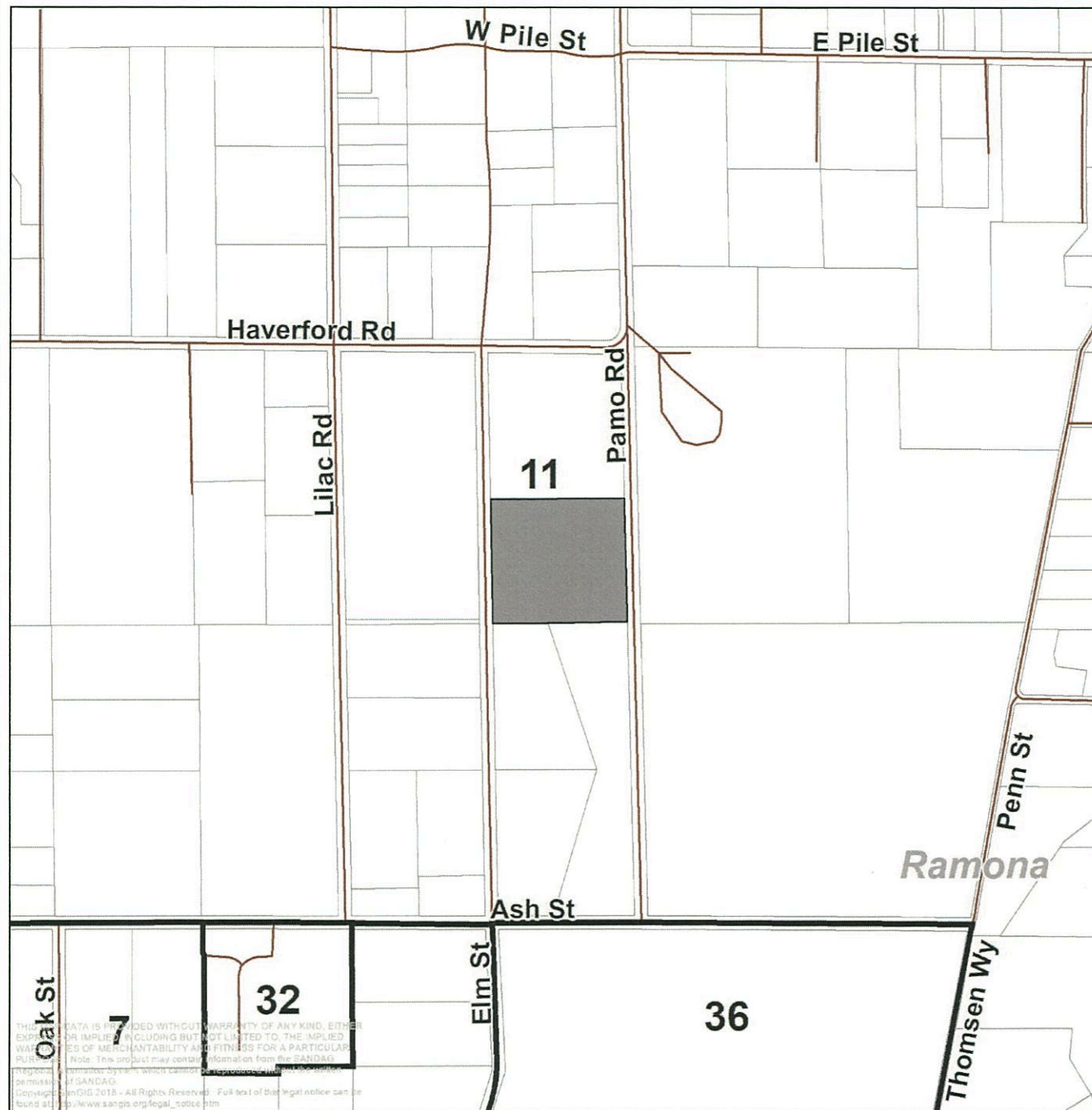


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In His Steps PC Hearing Maps General Plan

*Ramona
Community Plan Area*

- (7) Village Residential (VR-2.9)
- (11) Semi-Rural Residential (SR-2)
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)



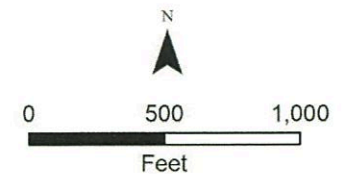
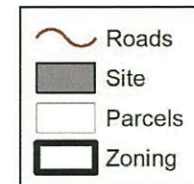
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In His Steps PC Hearing Maps Zoning

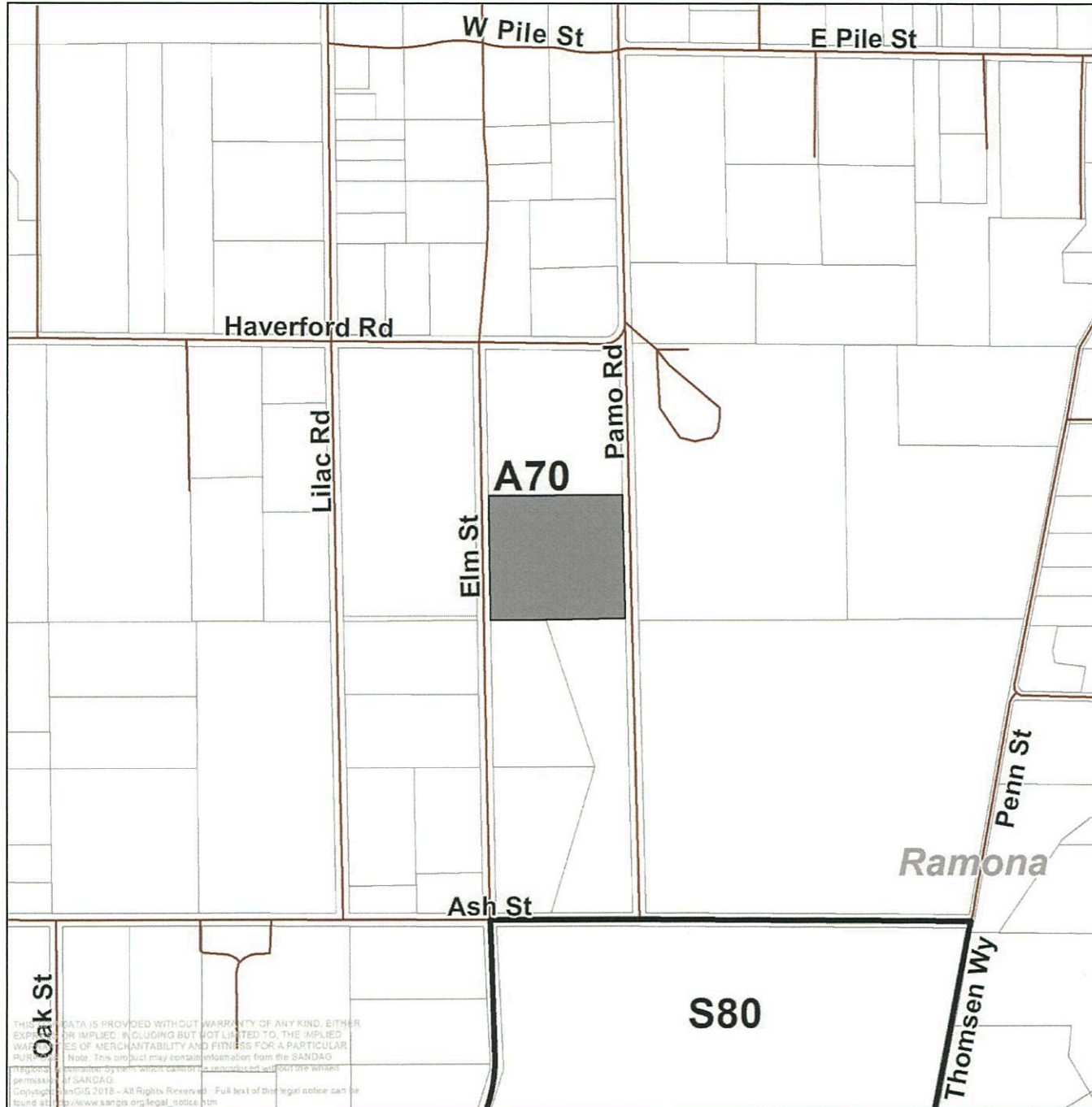
*Ramona
Community Plan Area*

A70 - Limited Agricultural
S80 - Open Space



LUEGGIS
LAND USE & PLANNING GROUP
Geographic Information Services

Date: 4/26/2019
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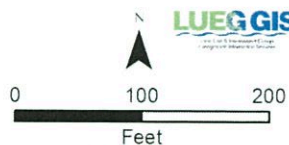
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In His Steps

Ramona Community Plan Area



Site



LUEGGIS

Date: 8/1/2019 Path: P:\regl\2017-MUP-18-007_042619\photo_lg.mxd

Existing Greenhouses

Pamo Rd

Existing Chicken Ranch

Elm St

Existing Gravel Lot

Existing Storage Building
(To Remain)

Existing Accessory Unit

Existing Excavation Business
(To be Removed)

Existing Residence

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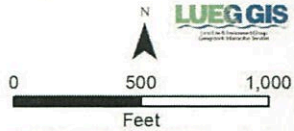
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In His Steps PC Hearing Maps

Ramona Community Plan Area

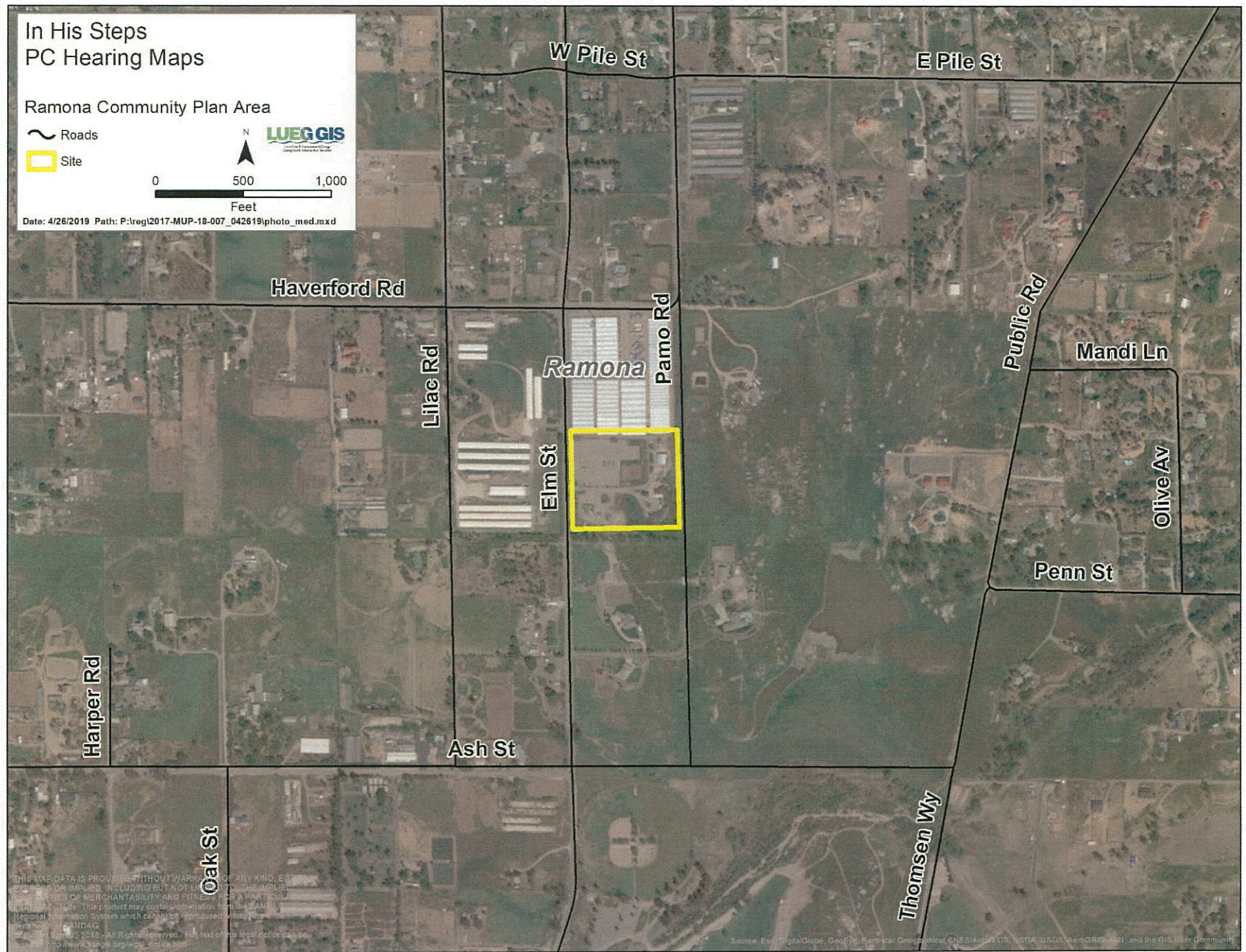
~ Roads

Site



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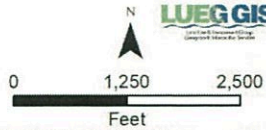
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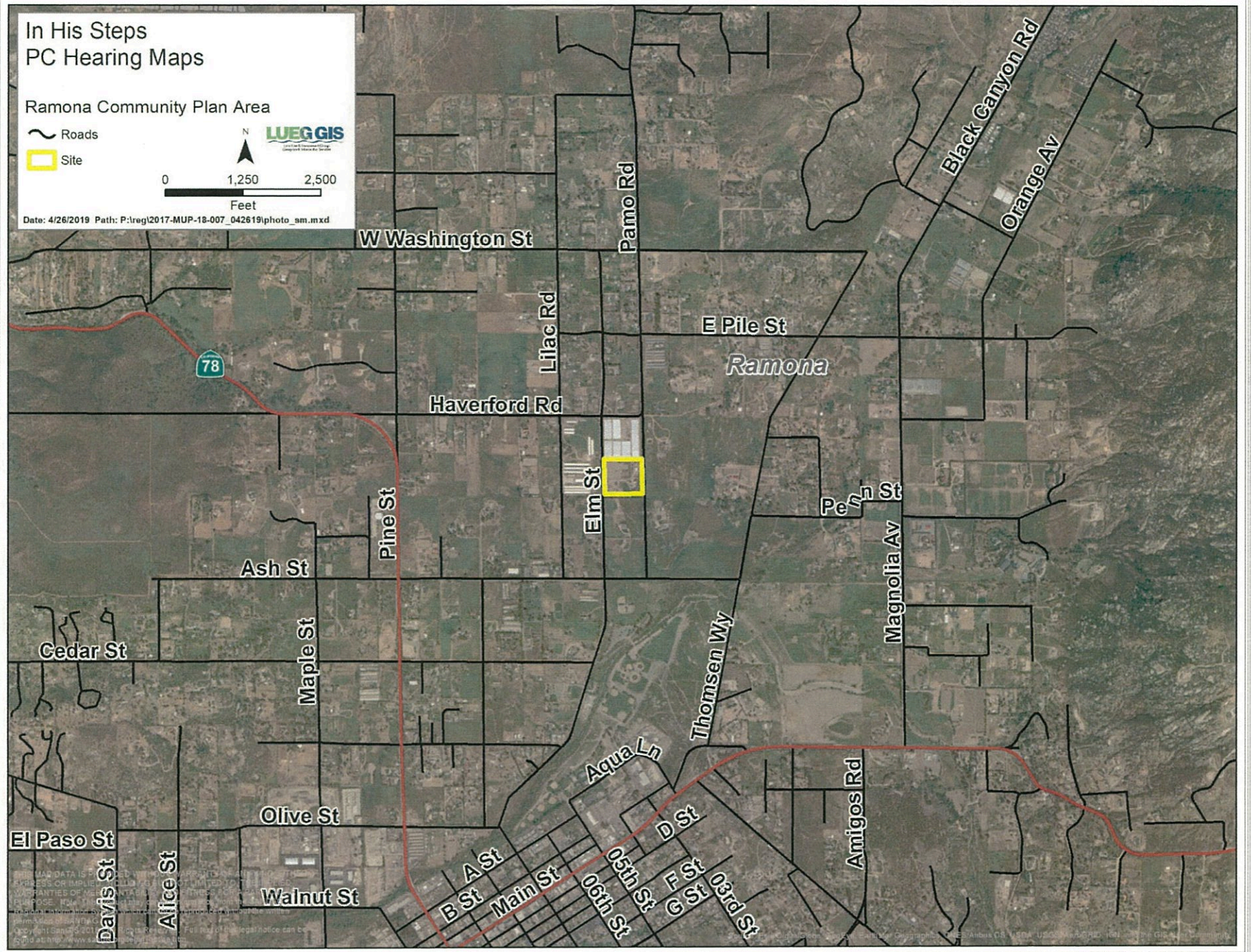
In His Steps
PC Hearing Maps

Ramona Community Plan Area

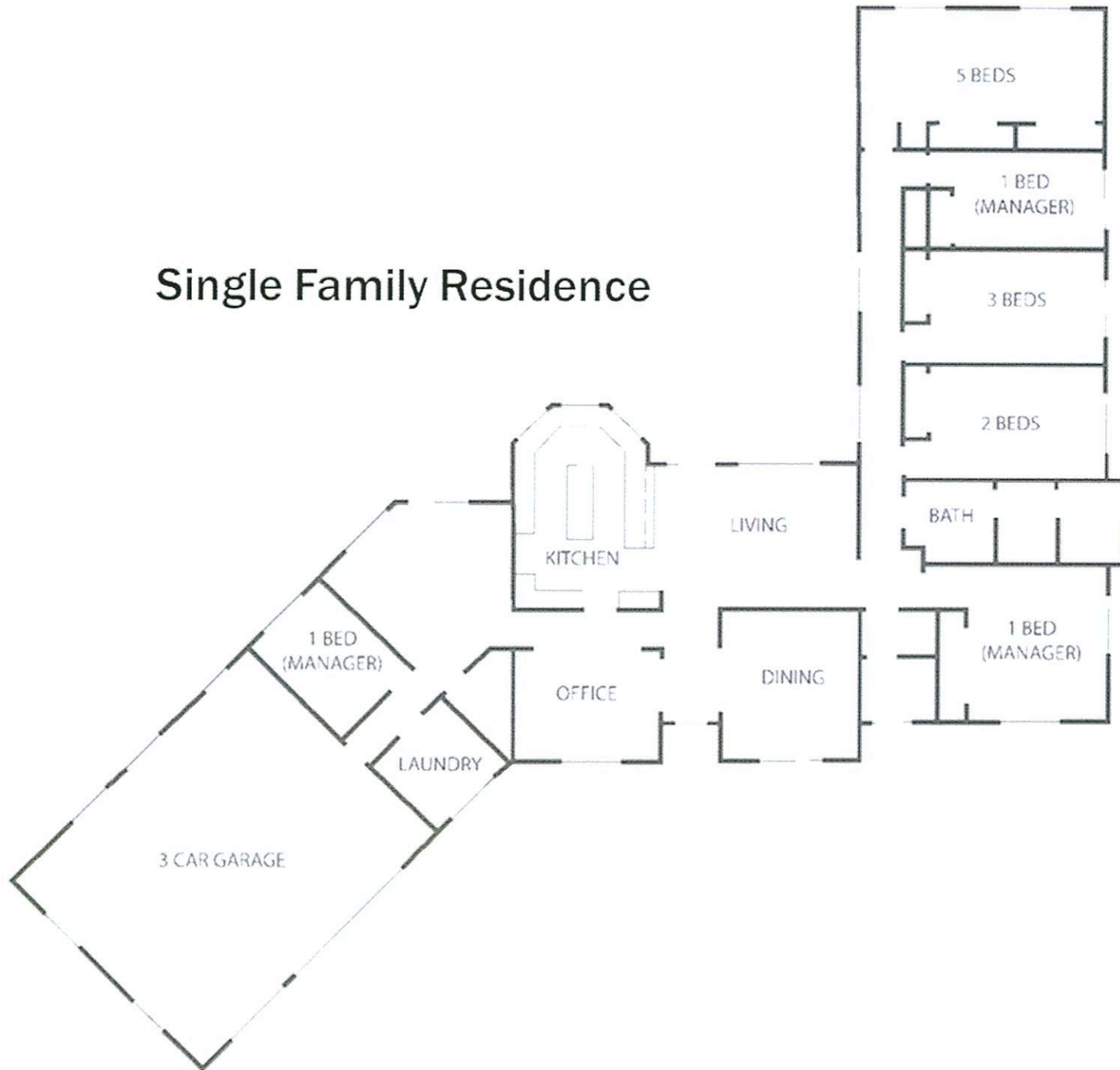
~ Roads
□ Site



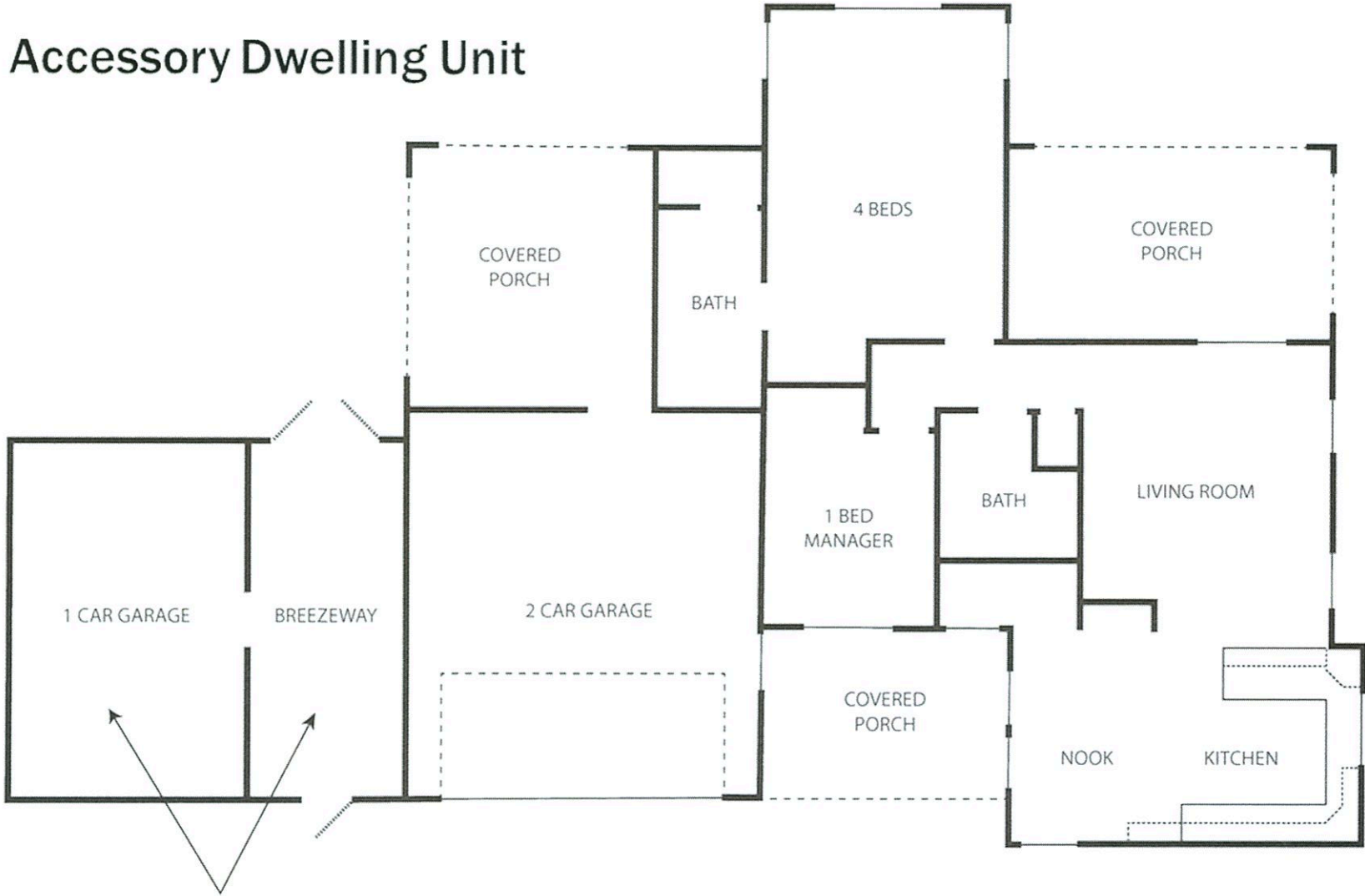
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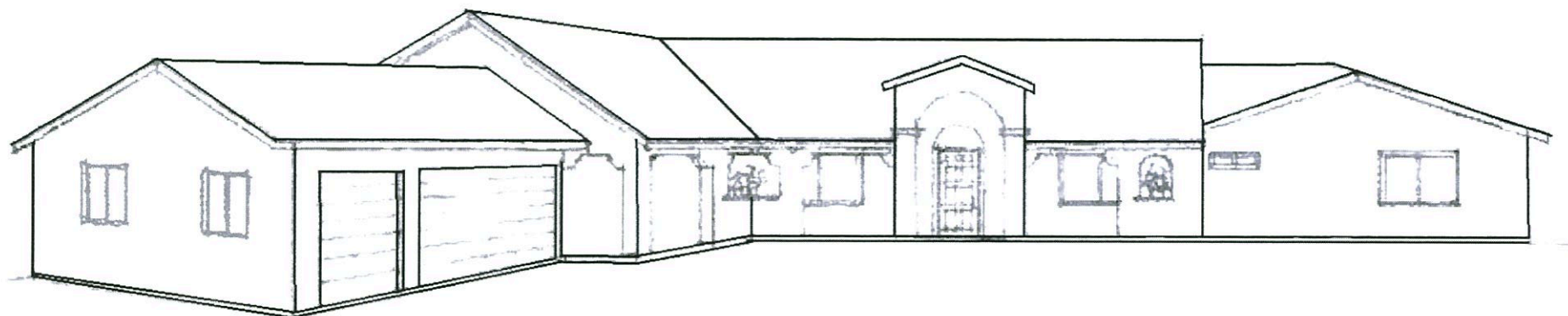
Single Family Residence



Accessory Dwelling Unit

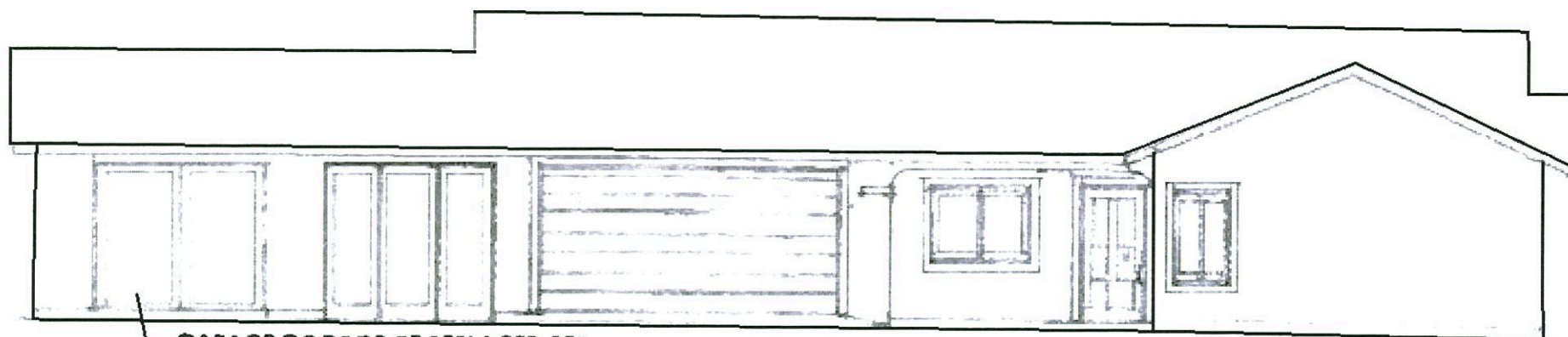


AS-BUILT ONE CAR GARAGE AND BREEZEWAY
TO BE USED FOR OFFICE PURPOSES



NORTH ELEVATION

Single Family Residence



**GARAGE DOOR TO BE REPLACED PER
BUILDING CODE REQUIREMENTS**

SOUTH ELEVATION

Accessory Dwelling Unit

Ramona Group Care Facilities

- Project Site
- Group Care Facilities

LUEG GIS



Date: 7/30/2019 Path: P:\regi\2017-MUP-18-007_042619\Group_Care_facilities.mxd

North Mountain

SUTHERLAND RESERVOIR

Pemarro Recovery Center:
1482 Kings Villa Rd

Haverford Rd

In His Steps:
1217-1219 Elm Street

Ash St

Restoration Ranch:
940 Montecito Way

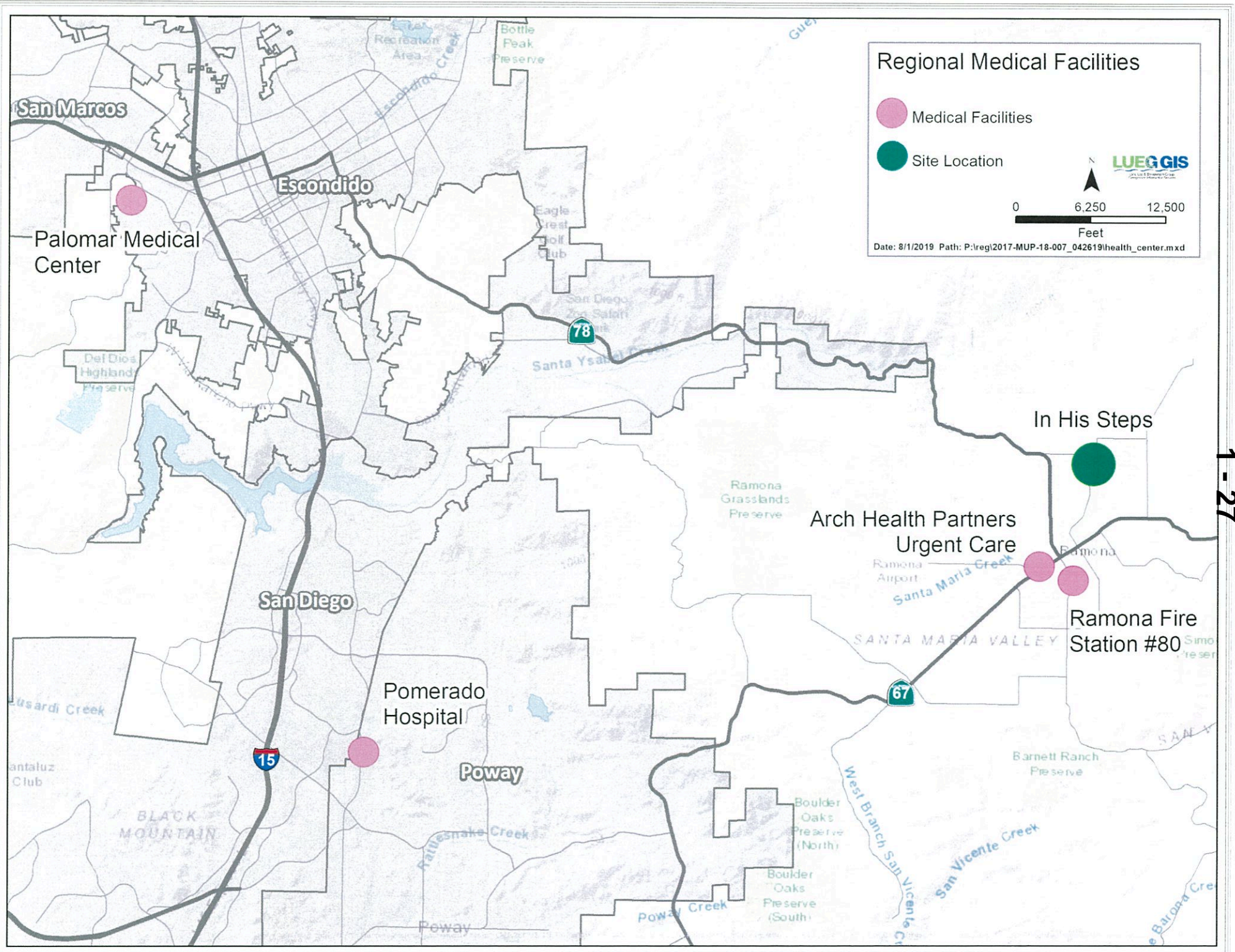
In His Steps 2:
1645 La Brea St

McAlister Institute:
323 Hunter St

Ramona Christian Men's Home:
25804 SR-78

Ramona

1-26



**Attachment B – Form of Decision
Approving PDS2018-MUP-18-007**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

PERMITEE: ROBERT DENNY, IN HIS STEPS CHRISTIAN RECOVERY HOME
MAJOR USE PERMIT: PDS2018-MUP-18-007;
E.R. NUMBER: PDS2018-ER-18-09-002
PROPERTY: 1217 & 1219 ELM STREET, RAMONA
APN(s): 280-063-05-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit is for conversion of a single-family dwelling and an accessory dwelling unit to a Group Care Facility consists of 5 sheet(s) including plot plan, dated January 30, 2019, and floor plans and elevations dated April 30, 2019. This permit authorizes the operation and maintenance of a 14-resident alcohol recovery Group Care facility, with up to five (5) on-site staff, in an existing six bedroom single-family residence with attached garage and a two bedroom accessory dwelling unit with an attached garage and attached office, with 8 required parking spaces, on 4.7 acres of an 8.19 acre site, pursuant to Sections 2705, 6758, and 7358 of the Zoning Ordinance.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **September 13, 2021** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

WITHIN 180 DAYS OF MUP APPROVAL COMPLETE CONDITIONS #1 THROUGH #6

WAIVER AND EXCEPTIONS: This Site Plan is hereby approved pursuant to the provisions of the San Diego County Zoning Ordinance, the County Public Road Standards and Private Road Standards, and all other required ordinances of the County of San Diego. The sole exceptions to the aforementioned standards are:

Allow a reduction in the required minimum improved width for the private access driveway serving also as the project's Fire Apparatus Access Road from a standard twenty-four feet to twenty feet. This exception also allows the surfacing material of the project's driveway to use a proprietary geogrid material with aggregate fill pursuant to the Design Exception Request that was approved on April 19, 2019. This conditionally approved request requires that the alternate aggregate material contrast distinctly from the surrounding soil to the satisfaction of the San Diego County Fire Authority. A certification

letter from the Engineer of Work certifying that the project driveway can support 75,000 lbs. in all weather conditions upon finished installation of the driveway.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. GEN#3–FILING OF NOD/NOE:

INTENT: In order to comply with CEQA and State law, the permit NOD/NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD/NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOD/NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD/NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD/NOE was filed and that a copy of the document is on file at PDS.

4. BLD#1–BUILDING PERMIT APPLICATION

INTENT: In order to ensure the as-built office identified on the approved plan set is permitted. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit a building permit application and any required plans to the Building Counter. **DOCUMENTATION:** A building permit application shall be submitted to the Building Division. **TIMING:** Within 180 days of MUP approval and prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a building permit application shall be submitted. **MONITORING:** The PDS Building Division shall verify that the building permit application has been submitted for the as-built office.

5. PLN #1–STRUCTURE REMOVAL

INTENT: In order to comply with the proposed project design the unpermitted structure identified on the approved plan set shall be demolished. **DESCRIPTION OF REQUIREMENT:** The unpermitted structure associated with the Excavation business, shown on the approved plot plan as “to be removed” shall be demolished. A Demolition Permit shall be obtained from [PDS, BD]. **DOCUMENTATION:** The applicant shall submit to the [PDS, PPD] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures has been demolished. The statement shall also include before and after pictures of the area and structure. **TIMING:** Within 180 days of MUP approval and prior to grading, the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall review the statement and, photos, and any additional evidence for compliance with this condition.

6. PLN#2-ZONING ORDINANCE COMPLIANCE

INTENT: In order to comply with Section 2700 et seq. of the County of San Diego Zoning Ordinance, the excavation company use, all associated equipment and vehicles, shall be removed. **DESCRIPTION OF REQUIREMENT:** Provide photographic evidence that the excavation company use has been removed. **DOCUMENTATION:** The photographic evidence demonstrating the removal of the excavation company use, all associated equipment and vehicles, shall be submitted to Planning & Development Services for review and approval. **TIMING:** Within 180 days of MUP approval and prior to any occupancy or use of the premises in reliance of this permit, this condition shall be satisfied. **MONITORING:** The [PDS, PPD] shall review the photographic evidence for compliance this condition.

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

7. ROADS#1–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the San Diego [County Standards for Private Roads, section 3.1C](#) shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. The onsite private easement road, from the private to public road connection on Elm Street east to the onsite cul-de-sac, shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County Private Road Standards, the existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). All distressed

sections shall be replaced. The improvement and design standards of Section 3.1(C) of the [San Diego County Standards for Private Roads](#) for one hundred (100) or less trips shall apply.

- b. The project driveway shall be designed and constructed per County of San Diego Design Standards (Design Standards) Standard Drawing DS-7 to the satisfaction of the Director of Planning & Development Services.
- c. The Pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of the Director of Planning & Development Services.
- d. The project entry gate, which shall be designed and constructed to meet County Design Standards Drawing DS-17, 18 or 19 to the satisfaction of the San Diego County Fire Authority and the Director of Planning & Development Services.
- e. The onsite private easement road shall terminate with a cul-de-sac graded to a radius of forty feet (40') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike at thirty-six feet (36') from the radius point.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), [County Private Road Standards](#), and the PDS [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

DOCUMENTATION: The applicant shall complete the following:

- f. Process and obtain approval of Improvement Plans to construct the onsite private easement road.
- g. Pay all applicable inspection deposits/fees with [DPW, PDC].
- h. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Diego County Fire Authority and [PDS, LDR].

TIMING: Prior to approval of any building plan and the issuance of any building permit, the private road and driveway improvements shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards.

8. ROADS#2-LIEN AGREEMENTS

INTENT: In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County of San Diego Public Road Standards](#), a lien agreement shall be executed in lieu of providing securities for the road improvements.

DESCRIPTION OF REQUIREMENT: Execute a lien agreement to improve Elm Street to a one-half graded width of thirty-two feet (32') with Portland cement concrete curb,

gutter and sidewalk, asphalt concrete pavement over approved base, ornamental street light, asphalt concrete bicycle facility, asphalt concrete dike taper to existing pavement. The face of the curb shall be twenty feet (20') from the ultimate centerline. Improvements shall also include the undergrounding of any existing and new utilities along the Elm Street frontage. All future road improvements shall be in compliance with the [County of San Diego Public Road Standards](#).

- a. The lien agreement against the property shall be granted to the County of San Diego as security in lieu of the immediate installation of the full standard street improvements, undergrounding utilities, incidental repair and alignment drainage facilities within the County Right-Of-Way. It shall declare that present and future owners of this property construct the street improvements in the future and shall not be subordinate to any other lien or encumbrance on the property.

DOCUMENTATION: The applicant shall execute the lien agreements and submit them to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the lien agreements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the lien agreements for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the lien agreements for compliance with this condition.

9. ROADS#3-ENCROACHMENT PERMIT

INTENT: In order to allow the placement of the proposed generation tie line within the County right-of-way and in accordance with the [County of San Diego Public Road Standards](#), an Encroachment permit shall be obtained. **DESCRIPTION OF REQUIREMENT:**

An encroachment permit shall be obtained from Construction/Road right-of-way Permits Services Section, for the improvements to be made within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR].

DOCUMENTATION: The applicant shall obtain the encroachment permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. **TIMING:** Prior to construction of anything within the County right of way, the permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

OCCUPANCY: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

10. BLD#2-BUILDING PERMIT

INTENT: In order to ensure the as-built office, any other required upgrades to the existing structures, and any required site improvements are permitted. **DESCRIPTION OF REQUIREMENT:**

The applicant shall pass final inspections and finalize the building permit for the as-built office, any other required upgrades to the existing structures, and any required site improvements. **DOCUMENTATION:** Evidence that the building permit has been issued. **TIMING:**

Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the building permit for the as-built structure and any other required upgrades to the existing

structures shall be finalized and final inspections shall be passed. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

11. GEN#4–INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

12. PLN#3- SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan and comply with County parking restrictions, the project shall be constructed as indicated on the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans which includes, but is not limited to:

- a. Improving the necessary access driveway;
- b. Removal of Hillside Excavation business, all associated construction equipment and construction business vehicles from the site, and removal of the unpermitted structure;
- c. Obtaining all necessary building permits for any required interior improvements and for conversion of detached garage and roofed breezeway to habitable space for office use;
- d. All temporary construction facilities have been removed from the site.

DOCUMENTATION: The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, final code violation release, or use of the premises in reliance of this permit, the site shall conform to this condition and the approved plans. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

13. FIRE#1–FIRE PROTECTION PLAN

INTENT: In order to assure fire safety in compliance with the [County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707](#), the site shall be maintained in conformance with the approved Fire Protection Plan dated February 21, 2018. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Fire Protection Plan (FPP) shall be implemented and maintained:

- a. Vegetation management zones of 100 feet from all structures shall be maintained at all times.

- b. The driveway leading from Elm Street to the residences will be a minimum 20' wide and support all-weather surface suitable for travel by a 75,000-pound fire apparatus.
- c. A minimum vertical clearance of 13' 6" must be maintained for the entire required width of fire access roads.
- d. The driveway providing access to both residences will be graded, paved, and comply with the required width for round-a-bouts as described in the Fire Code. A Geogrid surface with rough aggregate fill is acceptable provided the aggregate fill shall contrast distinctly from the surrounding soil.
- e. All habitable structures and attached garages shall have residential fire sprinklers per County Code or County Consolidated Code requirements.
- f. Upon completed installation of the driveway, a certification letter shall be provided from the Engineer of Work certifying that the project driveway surface can support 75,000 lbs. in all weather conditions.

DOCUMENTATION: The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. In addition, upon finished installation of the driveway surfacing materials, a letter from a licensed engineer is to be provided certifying that the road surface is capable of supporting 75,000 lbs. in all-weather conditions. **TIMING:** Prior to occupancy of the structures, as required by the building permits for the as-built conversion of the detached garage and roofed breezeway to habitable space, and prior to use of the premises in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PCC] shall verify that the required measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

14. ~~PLN#4~~—SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions, environmental documentation, and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans and plot plan(s). This includes, but is not limited to the following:

- a. Maintain driveway and a minimum of 8 parking spaces in the locations shown on the approved plot plans; all parking for the project shall occur on-site;
- b. Maintain the appropriate driveway surface and fire department turn around area;
- c. Limit the total number of residents at the facility to a maximum of 14 within both the single-family residence and accessory dwelling unit;
- d. Limit number of on-site staff to 5 full time staff;

- e. Maintain the use of all rooms within the facility as they are labelled on the approved plot plans;
- f. The Group Care facility shall comply with the applicable requirements of the State Department of Health Care Services or the applicable authorized State agency.

Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan, building plans, and environmental documentation. If the permittee or property owner chooses to change the site design or operation in any way, they must obtain approval from the County for a deviation or a modification pursuant to the County of San Diego Zoning Ordinance. An increase in the number of persons residing in the Group Care facility shall require a modification of the Use Permit. Any interior changes to approved structures that cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit unless the changes result in an increase in the number of persons residing in the Care Facility or an increase in the number of employees on the property. Expansion of the existing approved structures and/or addition of noise generating equipment would require a modification or deviation. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

15. NOISE#1-ON-GOING SOUND LEVEL COMPLIANCE:

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

16. FIRE#2-ON-GOING FIRE PROTECTION:

INTENT: In order to comply with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall comply with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** All measures approved in the Fire Protection Plan shall be implemented and maintained. **DOCUMENTATION:** The applicant shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the requirements have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible

for enforcement of this permit. The North County Fire Protection District shall be responsible for long-term implementation of fire clearing requirements.

17. ~~ROADS~~**#4-SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along ELM Street from the project driveway openings for the life of this permit that meets County Public Road Standard Requirements. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

Scale and Bulk

The proposed project is a 14-person group care facility in an existing single-family residence and accessory dwelling unit on an 8.19 acre property, thus maintaining the residential appearance, and the existing scale, bulk, coverage, and density, in harmony with the surrounding area. The as-built modifications to detached garage and roofed breezeway are conditioned to obtain a building permit, no new structures are proposed. The existing residence and accessory dwelling unit are similar in scale and bulk to neighboring residences. Lots immediately surrounding the subject parcel range from 4 acres to 55 acres in size and contain single-family dwellings, accessory dwelling units, and agricultural structures and uses. The proposed project is found to be compatible with adjacent uses in terms of bulk and scale because of the existing nature of the residential structures on the site.

Coverage

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately 8.19 acres and contains a single-family dwelling, an accessory dwelling unit and a detached storage building, with a coverage of less than three percent. The surrounding area is characterized as rural residential and agricultural uses. Surrounding land uses include

greenhouses, an egg ranch, and single family residences with accessory dwelling units and/or accessory structures. Coverages of the surrounding residential properties range from less than one percent to approximately seven percent. The coverage of the adjacent agricultural property to the north is approximately 80% (greenhouses). The coverage of the site would not change with the approval of the project, since the as-built conversion of the existing garage and roofed breezeway to office use is within the previous footprint of the structure. The existing single family residence and accessory dwelling unit is compatible with the existing coverage nearby and will maintain the rural character of the surrounding community.

Density

The existing single family residence and accessory dwelling unit will remain, and no new residential structures are proposed. The existing residence has six bedroom and is consistent with the density allowance of the SR-2 General Plan Designation. Accessory dwelling units are exempt from density calculations.

2. *The availability of public facilities, services, and utilities*

All necessary public facilities and services are available as detailed in the service availability letters submitted for the project. The project is served by an on-site septic system and is served by the Ramona Municipal Water District for water service. Fire service is provided by the Ramona Municipal Water District, and law enforcement service is provided by the San Diego County Sheriff's Department, Ramona Substation. As such, all necessary public facilities and services are available.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The proposed project is a Major Use Permit to allow operation of an alcohol recovery group care facility, with a maximum of 14 residents, within and existing 6 bedroom single-family residence and 2 bedroom accessory dwelling unit. The facility requires 8 parking spaces which will be accommodated on the site. The project does not consist of any new construction, however, the as-built conversion of a one-car garage and breezeway into an office for use by the care home employees will require building permits.

The existing neighborhood consists of single-family residences and agricultural uses accessed from Elm Street and Haverford Road. The project proposes to permit the conversion of an existing single-family dwelling and accessory dwelling unit to a group care facility for up to 14 persons with up to five employees on an 8.19 acre property. The proposed group care use would provide occupants with a stable, supportive, and sober residential environment. The proposed project will be compatible with the surrounding area in terms of visual character and aesthetics because the existing residence and accessory dwelling unit will remain the same size and appearance. The structures are setback approximately 435 feet from Elm Street and approximately 420 feet from the nearest surrounding residence. The existing on-site parking will be adequate to accommodate all vehicles associated with the use.

A trip generation analysis was conducted which concluded that the proposed project will generate 44 trips per day, an increase of 20 trips per day from the single family dwelling and accessory dwelling unit. This increase will not cause significant impacts in accordance with the County's Guidelines for Determining Significance for Transportation and Traffic and CEQA Guidelines, and further traffic analysis was not necessary. As detailed in the County's Report Format and Content Requirements for Transportation and Traffic, a project, such as this, that generates less than 200 daily trips is not required to prepare a Traffic Impact Study. The existing roads in the area have been determined to be sufficient to handle the traffic resulting from the proposed project. The project will be required to pay into the County's Transportation Impact Fee (TIF) program at the time of building permit issuance.

It has been demonstrated that the proposed project will not have a harmful effect upon the neighborhood character as visual, traffic and noise impacts have been addressed during the discretionary review process through design considerations and conditions of approval.

The project would not result in harmful noise impacts to the surrounding uses. Primary noise sources associated with the project include traffic related noise. There will be no use of generator units, no outdoor events and no use of amplified equipment that would exceed County noise standards. The project has been conditioned to require that all noise generating equipment and operations conform to the County Noise Ordinance.

The Group Care Facility would be compatible with the characteristics of single-family residences in the neighborhood without any harmful effects to the same. The use is not anticipated to have any deleterious effect upon desirable neighborhood character because the operation characteristics of the group care home are residential in nature, and are thus compatible with the residential characteristics of the existing neighborhood.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

Analysis of the project concludes that the Group Care Facility will generate 20 additional daily vehicle trips. According to SANDAG, a typical single family home is estimated to generate an average of 10 to 12 daily vehicle trips. An ADU is estimated to generate the same number of average daily trips as a single family home. The analysis determined that the existing facility with 14 residents and five staff members would generate 44 daily vehicle trips (2 dwelling units x 12 trips per dwelling unit and 5 staff x 4 trips per staff member). Adequate off street parking is available for the residents and employees of the home.

Per the County's significance thresholds and the estimated traffic trips, project related traffic is not calculated to cause significant impacts, and further traffic analysis was not necessary. The existing roads in the area have been determined to be sufficient to handle the traffic resulting from the proposed project. Potential

cumulative traffic impacts will be mitigated by payment into the County's TIF program. Traffic associated with the group care facility will not generate a significant amount of new traffic that would create a significant traffic impact or alter the physical character of surrounding streets.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The proposed project is a Major Use Permit to allow operation of an alcohol recovery home, with a maximum of 14 residents, within an existing single-family dwelling and Accessory Dwelling Unit. The facility requires parking spaces. There is no proposed construction or expansion of the existing residence and the as-built conversion of a detached garage and roofed breezeway to office use is within the footprint of the existing structure. The use of the residence as an alcohol recovery home is suitable for the site because it utilizes the existing 6 bedroom residence and the existing 2 bedroom Accessory Dwelling Unit, and all associated parking will be accommodated on-site. Although there are no other similar facilities in the surrounding area, the proposed use would not result in the construction of additional structures, and is self-contained within the limits of the property. Therefore, the type and intensity of the proposed use would be harmonious with the surrounding area.

6. *Any other relevant impact of the proposed use:*

No relevant impacts were identified.

- (b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The proposed project is subject to the General Plan Land Use Designation Semi-Rural Regional Category, Semi-Rural 2 (SR-2) Land Use Designation. The project is consistent with the Semi-Rural General Plan Land Use Designation because it proposes a group care facility that would serve the housing needs of the County. The project is also consistent with the goals and policies within the General Plan, such as compatibility of uses with community character, wastewater disposal, and avoidance of environmental impacts.

- (c) *That the requirements of the California Environmental Quality Act have been complied with:*

Pursuant to CEQA Guidelines Section 15301, the project is exempt from CEQA because it involves the use of an existing single family residence as a group care home. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause a substantial change in the significance of historical resources and would not result in negative visual impacts to a scenic highway.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: - The project was found to be "Exempt" from the California Environmental Quality Act (CEQA), therefore no fee is required.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Form of Decision is passed and approved by the of the County of San Diego, State of California, at a regular meeting held on this 13th day of September, 2019, in County Operations Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Mark Slovick, Deputy Director
Project Planning Division
Planning & Development Services

cc: Robert Denny, In His Steps Christian Homes, 1217 Elm Street, Ramona, CA 92065
Justine Nielsen, 526 B Street, Suite 2200, San Diego, CA 92101

email cc:

Ed Sinsay, Land Development, Team Leader, Planning & Development Services
Bronwyn Brown, Planning Manager, Project Planning, Planning & Development Services
Brad Hernandez, Code Compliance
Ramona Community Planning Group

**Attachment C –
Environmental Documentation**

1 46 NOTICE OF EXEMPTION

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

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary

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

Project Name: Major Use Permit; PDS2018-MUP-18-007, PDS2017-ER-18-09-002

Project Location: 1217-1219 Elm Street, Ramona Community Plan Area, within unincorporated San Diego County, CA, 92065; APN: 280-063-05

Project Applicant: Robert Denny, 1217 Elm Street, Ramona, CA 92065; (760) 789-5988

Existing Conditions: The site is currently developed with a large single-family dwelling and attached garage and an Accessory Dwelling Unit with attached garage on an 8.19 acre (gross) lot within the A70 Zone (Limited Agricultural). The current use is a residential care facility for up to 14 people, which is an allowed use within the A70 zone upon approval of a Major Use Permit. The existing facility does not have a Major Use Permit.

Project Description: In His Steps Christian Recovery Home project is a Group Care Facility for up to fourteen (14) people within an existing single family dwelling and accessory dwelling unit in the Ramona Community Plan Area. Currently, the residences are being operated as a 14-person Group Care Facility without approval of a Major Use Permit, as required in the A70 zone. An as-built conversion of a detached garage and roofed breezeway to a 479 square foot office will be permitted. Staffing would total up to five (5) employees per day including one on-site manager at all times. The proposed project would be served by on-site septic and only minor interior physical alterations to the building are proposed, as a result, no expansion of sewer or water utility lines would be required.

Agency Approving Project: County of San Diego

County Contact Person: Heather Steven Telephone Number: (858) 495-5802

Date Form Completed: April 17, 2019

This is to advise that the County of San Diego Planning Commission has approved the above described project on September 13, 2019/Item #1 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)

- ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
- ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
- ☐ Statutory Exemption. C Section:
- ☒ **Categorical Exemption. G Section: 15301**
- ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
- ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
- ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
- ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.

2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.

3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt:

Section 21084 of the Public Resources Code requires the CEQA Guidelines to include a list of classes of projects which have been determined to not have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. PDS Staff has determined the project is categorically exempt pursuant to Class 1, Existing Facilities, for the reasons described below.

Categorical Exemption: Section 15301 – Existing Facilities

Section 15301 of the CEQA Guidelines consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations, of existing public or private structures, facilities, mechanical equipment, or topographical features,

~~1-47~~

involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. As stated in the CEQA Guidelines, the key consideration for applying this exemption is whether the project involves negligible or no expansion of an existing use.

Section 15301 lists 16 different examples of projects that would be expected to fall within Class 1. However, the types of "existing facilities" itemized within Class 1 are not intended to be all-inclusive of the types of projects which might fall within the class. The following are some examples of projects listed in Section 15301:

- additions to existing structures, provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less;
- demolition and removal of individual small structures (such as one single-family residence);
- conversion of a single-family residence to office use; and
- use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code

The proposed project is exempt from CEQA as there would be a negligible expansion of the existing use. The proposed use would remain the same as the existing use, with the exception of obtaining the required Major Use Permit for a group care home for up to fourteen (14) persons, and up to five (5) staff per day. As can be seen from the examples listed above, other conversion types (such as single-family residence to office use) would generally be considered to have more of an impact than this negligible expansion of use. As a group care facility for up to 14 persons, the increase in daily trips as compared to two residences on the site would be negligible.

The proposed project is consistent with Sections 15301 – Existing Facilities, 15300.2 – Exceptions and Appendix G of the CEQA Guidelines. Therefore, the project may rely on the categorical exemption for the reasons documented above.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: 858-495-5802

Name (Print): Heather Steven Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible 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 15062.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
In His Steps Christian Recovery Home Major Use Permit,
PDS2018-MUP-18-007; PDS2018-ER-18-09-002

September 13, 2019

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project does not rely on groundwater.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations
(Sections 86.604(a) and (b)) of the Resource
Protection Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

YES NO NOT APPLICABLE/EXEMPT

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?

☒ ☐ ☐

The [Steep Slope](#) section (Section 86.604(e))?

YES NO NOT APPLICABLE/EXEMPT
☒ ☐ ☐

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?

YES NO NOT APPLICABLE/EXEMPT
☒ ☐ ☐

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?

YES NO NOT APPLICABLE/EXEMPT
☒ ☐ ☐

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

☒

NO

☐

NOT APPLICABLE

☐

The project Storm Water Quality Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

☒

NO

☐

NOT APPLICABLE

☐

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project site is zoned A70 and is subject to the most restrict one-hour average nighttime sound level limit of 45 dBA at the project property lines. The project description does not propose any new substantial noise generating equipment and/or activities. Based on project design and location, the project would comply with County noise standards, Section 36.404. An ongoing condition to comply with all County noise standards is included in the Form of Decision for the proposed project.

Attachment D – Environmental Findings

**IN HIS STEPS CHRISTIAN RECOVERY HOME
MAJOR USE PERMIT
PDS2018-MUP-18-007
ENVIRONMENTAL LOG NO. PDS2018-ER-18-09-002**

ENVIRONMENTAL FINDINGS

September 13, 2019

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

Dan Scherer
Chair

May 20, 2018

Torry Brean
Vice-Chair

Kristi Mansolf
Secretary

Jim Cooper

Scotty Ensign

Chris Holloway

Frank Lucio

Casey Lynch

Robin Joy Maxson

Donna Myers

Elio Noyas

David Ross

Paul Stykel

Dan Summers

Richard Tomlinson

Heather Steven
Land Use/Environmental Planner
Policy and Ordinance Development
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: MUP 18-007, IN HIS STEPS

The Ramona Community Planning Group reviewed the plans for the In His Steps Christian Recovery Home project at the meeting May 3, 2018. The following motion was made:

**MOTION: TO APPROVE THE EXISTING GARAGE
CONVERSION ALONG WITH THE ENTIRE
PROPOSAL AS PRESENTED.**

The motion passed 11-0-0-0-4, with 4 members absent.

Sincerely,

Kristi Mansolf, Secretary
DAN SCHERER, Chair
Ramona Community Planning Group

RAMONA DESIGN REVIEW

Ramona Design Review

Thursday- April 26, 2018 - 7:00 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona

Minutes

1. CALL TO ORDER - 7:03 pm
2. PLEDGE OF ALLEGIANCE - Led by Fowler
3. DETERMINATION OF QUORUM - Excused absences - Eric Guenther excused Scottu Ensign
4. APPROVAL OF MINUTES -
March 29, 2018 minutes motion to approve Anderson, 2nd by Cooper approved 5-0-0-0
5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS
6. ANNOUNCEMENTS
 - Status on Pending Sign Violations -Mike's Liquor / A-1 / Mobile Homes / Ramona Realty / Chevron
No report from code enforcement
 - Village Design Update - Dates for Planning Commission and Bd. of Supervisors Meetings
No dates set for Village Design Update

D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.

7. SITE PLAN REVIEW
 - a. 500 Gal. Propane Tank/Car Wash - Arco - 1015 Main St.-Minor Use Permit (return)Harry Heady
Removing the north entrance into (on Pine Street) keeping the south entrance on Pine, and two entrances on Main Street. Option 3 as presented shows a 5'6" high by 6'6" wide with LED lighting for price at 6".
Adding the E85 info will remove the sandwich boards marketing the product. The base of the sign is 6 inches. Cooper motioned to approve the car wash and overall plan be approved as submitted with option #3. 2nd by Fowler 5-2-2-0 with Roberson & Lewallen voting no
 - b. Major Use Permit - 14 Bed Recovery Home - In His Steps - 1217 Elm St. Justine Nielsen
The enclosed breezeway and the garage are being used as admin offices. They need a MUP as one was not filed for the project. The accessory dwelling unit is over the allowed 1200 sf. The metal shed & the storage area will be removed.
Motion to proceed with county requirements by Gammon, 2nd by Fowler 7-0-0-0. No votes against the motion
8. WAIVER REQUESTS
 - a. Remodel /Senior & Child Day Care - 1236 Main St. - Ramona Medical Center (return) David Kniff
Tabled
 - b. Firewood Yard Relocation / new sign - 2366 Main - California Firewood Cindy Lopez
Proponent arrived and wants a sign- the property is zoned V4 which does not allow for the use she is proposing. The County told her to go to the planning group. The Chair informed her we were not the planning group but the design review board and we would determine what it looked like and signage after she gets approval from the planning group. The property is currently fenced with chain link which is not allowed. She needs to initiate the process by submitting her plan to the County which would trigger the Ramona Planning Group and the Ramona Design Review.
 - c. New sign - 733 Main St. - Rangeland Home Robin Slominski

19 49 C

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF ALCOHOL AND DRUG PROGRAMS

1700 K STREET,
SACRAMENTO, CA 95814-4037
TDD (916) 445-1942
(916) 322-2911



May 27, 2008

Mr. Robert Denny, Founder and Director
In His Steps

2152 Walnut Street (This was the office address back in May
Ramona, California 92065 while we were waiting to rebuild at Elm St
After the Witch Creek Fire 2007.

Dear Mr. Denny:

All of I.H.S was looked at at this time

On May 21, 2008, I visited your facility located at 2152 Walnut Street, Ramona, California 92065, to determine whether or not it is subject to licensure under the California Health and Safety Code, and Title 9 of the California Code of Regulations.

After a review of the information obtained, the Residential and Outpatient Programs Compliance Branch has determined that this facility is not subject to licensure at this time. This determination is based on evidence which shows that you are not currently providing any of the following services as defined in the California Code of Regulations, Title 9, Section 10501(a)(5): detoxification, group sessions, individual sessions, educational sessions, and recovery or treatment planning.

However, we are requesting the facility change the content of the website to be in compliance with California Code of Regulations, Title 9, Section 10505 (b) which prohibits unlicensed facilities to advertise or represent by any means that it is providing AOD treatment services to adults. Please comply within 15 days of receipt of this letter to change the content to accurately reflect the facility's sober-living status and non-AOD (in your case, religious) orientation.

Health and Safety Code Section 11834.30 prohibits operating, establishing, managing, conducting, or maintaining an alcoholism or drug abuse recovery or treatment facility in California without first obtaining a current, valid license. Therefore, please be advised that if you wish to provide any of the above-defined services in the future, you must submit an application to our Branch prior to initiating the service(s).

Thank you for your cooperation in this matter. If you have any questions, please contact me at (916) 445-5085.

Sincerely,

JAMES COREY SPARKS
Complaint Investigator
Programs Compliance Branch
Licensing and Certification Division



DO YOUR PART TO HELP CALIFORNIA SAVE ENERGY
For energy saving tips, visit the Flex Your Power website at
<http://www.flexyourpower.ca.gov>

Attachment F – Service Availability Forms



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen (760) 789-5988 or (760) 789-2513

In His Steps Christian Recovery Home

Owner's Name _____ Phone _____

1217 and 1219 Elm Street

Owner's Mailing Address _____ Street _____

San Diego CA 92065

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
- ☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
- ☐ Boundary Adjustment
- ☐ Rezone (Reclassification) from _____ to _____ zone.
- ☒ Major Use Permit (MUP), purpose: Permit up to 14 residents
- ☐ Time Extension...Case No. _____
- ☐ Expired Map...Case No. _____
- ☐ Other _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

280-063-05

- B. ☒ Residential Total number of dwelling units 14
- ☐ Commercial Gross floor area _____
- ☐ Industrial Gross floor area _____
- ☐ Other Gross floor area _____

C. Total Project acreage 8.19 Total lots 1 Smallest proposed lot _____

Thomas Guide. Page 1152 Grid H3

1217 and 1219 Elm Street

Project address _____ Street _____

Ramona 92065

Community Planning Area/Subregion _____ Zip _____

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 02/09/2018

Address: 1217 and 1219 Elm Street San Diego, CA-92065

Phone: (760) 789-5988 or (760) 789-2513

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**

District Name: Ramona MUP

Indicate the location and distance of the primary fire station that will serve the proposed project:

FS 20, 829 San Vicente Rd., 2.2 miles

- A. ☒ Project is in the District and eligible for service.
- ☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
- ☐ Project is not in the District and not within its Sphere of Influence boundary.
- ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 4.4 minutes.
- ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- C. ☐ District conditions are attached. Number of sheets attached: _____
- ☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
- ☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

SDC PDS RCVD 04-04-18

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project, or until withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ James Pine, Asst. FM 858.495.5434 2/16/18

Print Name and Title

Phone

Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399F (Rev. 09/21/2012)



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Sc

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

In His Steps Christian Recovery Home (760) 789-5988 or (760) 789-2513

Owner's Name Phone

1217 and 1219 Elm Street

Owner's Mailing Address Street

San Diego CA 92065

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

- ☐ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☒ Major Use Permit (MUP), purpose: Permit up to 14 residents
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

C. [X] Residential Total number of dwelling units 14

- ☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. [X] Total Project acreage 8.19 Total number lots 1

Assessor's Parcel Number(s)
 (Add extra if necessary)

280-063-05

Thomas Guide Page 1152 Grid H3

1217 and 1219 Elm Street

Project address Street

Ramona 92065

Community Planning Area/Subregion Zip

Applicant's Signature: Nona Silverthorn

Date: 02/09/2018

Address: 1217 and 1219 Elm Street San Diego, CA 92065

Phone: (760) 789-5988 or (760) 789-2513

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

Ramona Unified

District Name:

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: Hanson Elementary School miles: 4.5

Junior/Middle: Olive Peirce Middle School miles: 3

High school: Ramona High School miles: 3.2

- ☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

- ☒ Project is located entirely within the district and is eligible for service.

- ☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.
 Fees will be exacted per the prevailing rates at the time of permit app.

Authorized Signature

Administrative Assistant

Print Title

Nona Silverthorn

Print Name

760-787-2023

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



PDS-399SC (Rev. 09/21/2012)

SDC PDS RCVD 04-04-18

MUP18-007



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen (760) 789-5988 or (760) 789-2513

In His Steps Christian Recovery Home 789-2513

Owner's Name Phone

1217 and 1219 Elm Street

Owner's Mailing Address Street

San Diego CA 92065

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☒ Major Use Permit (MUP), purpose: Permit up to 14 residents
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

B. ☒ Residential Total number of dwelling units 14
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. ☒ Total Project acreage 0.19 Total number of lots 1

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s)
 (Add extra if necessary)

280-063-05	

Thomas Guide Page 1152 Grid H3
 1217 and 1219 Elm Street
 Project address Street
 Ramona 92065
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 02/08/2018
 Address: 1217 and 1219 Elm Street San Diego, CA 92065 Phone: (760) 789-5988 or (760) 789-2513

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: RAMONA MUNICIPAL WATER DISTRICT Service area _____

A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within 60 days of the project start date.
 Explain in space below or on attached _____ (Number of sheets)
☐ Project will not be served for the following reason(s): _____

C. ☒ District conditions are attached. Number of sheets attached: 1
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. **EXPIRES 02/16/2020**

Authorized Signature: _____ Print Name M. Moore
 Print Title Engineering Tech. Phone 760.789.1330 Date 2/16/18

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399W (Rev. 09/21/2012)

SDC PDS RCVD 04-04-18
MUP18-007



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen (760) 789-5988 or (760) 789-2513 In His Steps Christian Recovery Home		ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____		S
Owner's Name _____ Phone _____ 1217 and 1219 Elm Street San Diego		DISTRICT CASHIER'S USE ONLY		
Owner's Mailing Address _____ Street _____ San Diego CA 92065				
City _____ State _____ Zip _____				

SECTION 1. PROJECT DESCRIPTION		TO BE COMPLETED BY APPLICANT										
A. <input type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Boundary Adjustment _____ <input type="checkbox"/> Specific Plan or Specific Plan Amendment _____ <input checked="" type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone _____ <input type="checkbox"/> Major Use Permit (MUP), purpose: Permit up to 14 residents _____ <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input type="checkbox"/> Other _____		Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="width: 100%; height: 100px; border-collapse: collapse;"> <tr> <td style="width: 50%;">280-063-05</td> <td style="width: 50%;"></td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	280-063-05									
280-063-05												
B. <input checked="" type="checkbox"/> Residential Total number of dwelling units ¹⁴ _____ <input type="checkbox"/> Commercial Gross floor area _____ <input type="checkbox"/> Industrial Gross floor area _____ <input type="checkbox"/> Other Gross floor area _____												
C. Total Project acreage 8.19 Total lots 1 _____ Smallest proposed lot _____ D. Is the project proposing its own wastewater treatment plant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												
Thomas Guide Page 1152 Grid H3 1217 and 1219 Elm Street Project address _____ Street _____ Ramona 92065 Community Planning Area/Subregion _____ Zip _____												
Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project. OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT. Applicant's Signature: <u>[Signature]</u> Date: 01/30/2018 Address: 1217 and 1219 Elm Street San Diego, CA 92065 Phone: (760) 789-5988 or (760) 789-2513 (On completion of above, present to the district that provides sewer protection to complete Section 2 below.)												

SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED BY DISTRICT
District name <u>RAMONA MUNICIPAL WATER DISTRICT</u> Service area _____	
A. <input type="checkbox"/> Project is in the District. <input checked="" type="checkbox"/> Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the District and is not within its Sphere of Influence boundary. <input type="checkbox"/> Project is not located entirely within the District and a potential boundary issue exists with the _____ District.	
B. <input checked="" type="checkbox"/> Facilities to serve the project <input checked="" type="checkbox"/> ARE <input type="checkbox"/> ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____ <input type="checkbox"/> Project will not be served for the following reason(s): <u>Based on the required system evaluation (see attached conditions)</u>	
C. <input checked="" type="checkbox"/> District conditions are attached. Number of sheets attached: <u>1</u> <input type="checkbox"/> District has specific water reclamation conditions which are attached. Number of sheets attached: _____ <input type="checkbox"/> District will submit conditions at a later date.	
D. <input type="checkbox"/> How far will the pipeline(s) have to be extended to serve the project? _____	
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. <div style="text-align: right;">EXPIRES 02/16/2020</div>	
Authorized Signature: <u>[Signature]</u> M. Moore, Eng. Tech 760.789.1330 02/16/2018 Print Name and Title Phone Date	
THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123	



PDS-399S (Rev. 01/05/2017)

SDC PDS RCVD 04-04-18
 MUP18-007

Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
 INTERESTS ON APPLICATION FOR ZONING
 PERMITS/ APPROVALS**
 ZONING DIVISION

Record ID(s): MUP-18-007
 PDS-2017-MPA-17-003

Assessor's Parcel Number(s): 280-063-05

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. NOTE: Attach additional pages if necessary.

A. List the names of all persons having any ownership interest in the property involved.

IN His STEPS Christian Fed ID 33-0682454
Recovery Home
501(C)(3)

B. If any person identified pursuant to (A) above is a corporation or partnership list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

/

C. If any person identified pursuant to (A) above is a non-profit organization or a trust list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Robert A. Denny Pastor / Co-Director
Greg Roderick Pastor / Co-Director
Linda L. Denny Controller
Carol Davis Manager

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Robert Denny
 Signature of Applicant

Robert Denny

Print Name

01/30/2018

Date

— OFFICIAL USE ONLY —

SDC PDS RCVD 04-04-18

MUP18-007

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
<http://www.sdcounty.ca.gov>

PDS-305 (Rev. 09/21/2012)

SDC PDS RCVD 07-30-18
MUP18-007