



The County of San Diego

Planning Commission Hearing Report

Date:	April 3, 2020	Case/File No.:	PDS2018-TM-5623 PDS2018-ER-18-14-005
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Condominium Conversion TM for Eight Single-Family Dwellings
Time:	9:00 a.m.	Location:	1178 Persimmon Avenue
Agenda Item:	# 5	General Plan:	Village Residential 15 (VR-15)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Variable Family Residential (RV)
Applicant/Owner:	Priest Homes	Community:	Lakeside Community Plan Area
Environmental:	CEQA §15301 Exemption	APN:	484-101-23

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Tentative Map (TM) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). The discretionary action required for the proposed Project is a TM. Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made, and staff recommends approval of the TM, with the conditions noted in the attached Resolution (Attachment B).

The proposed TM, submitted in 2018, will convert eight existing rental houses into condominiums.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate and consider the proposed Tentative Map, determine if the required findings can be made, and take the following actions:

- a. Adopt the Environmental findings included in Attachment D, which include a finding that the condominium conversion project (Project) is exempt from the California Environmental Quality Act (CEQA).
- b. Adopt the Resolution of Approval of Tentative Map PDS2018-TM-5623, which includes those requirements and conditions necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).

C. BACKGROUND

The Project site is located at 1178 Persimmon Avenue, west of Oro Street, in the Lakeside Community Planning Area, approximately one-half mile north of Interstate 8 (Figure 1). The site is flat and developed with eight existing detached homes (Figures 2 and 3).

The homes were built on the site in 2004 and have operated as rental properties. All eight structures are two-story buildings with four bedrooms and 1,404 square feet. Each has a two-car garage. The applicant requests approval of a condominium TM to allow for the sale of the individual homes.



Figure 1: Vicinity Map

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant proposes a Tentative Map (TM) to convert eight existing rental houses into condominiums on an existing 0.74-acre lot (Figure 2). The condominium conversion will not include any new construction or earthwork on-site or off-site. The purpose of the TM is to allow for the conversion of the existing buildings into condominiums that can be sold as eight separate units.

All necessary services and facilities are available to serve the site. Facility Availability Forms have been received from the following districts and are included in Attachment E.

Fire: San Miguel Consolidated Fire Protection District

Water: Helix Water District

Sewer: San Diego County Sanitation District

School: Cajon Valley Union School District
 School: Grossmont Union High School District

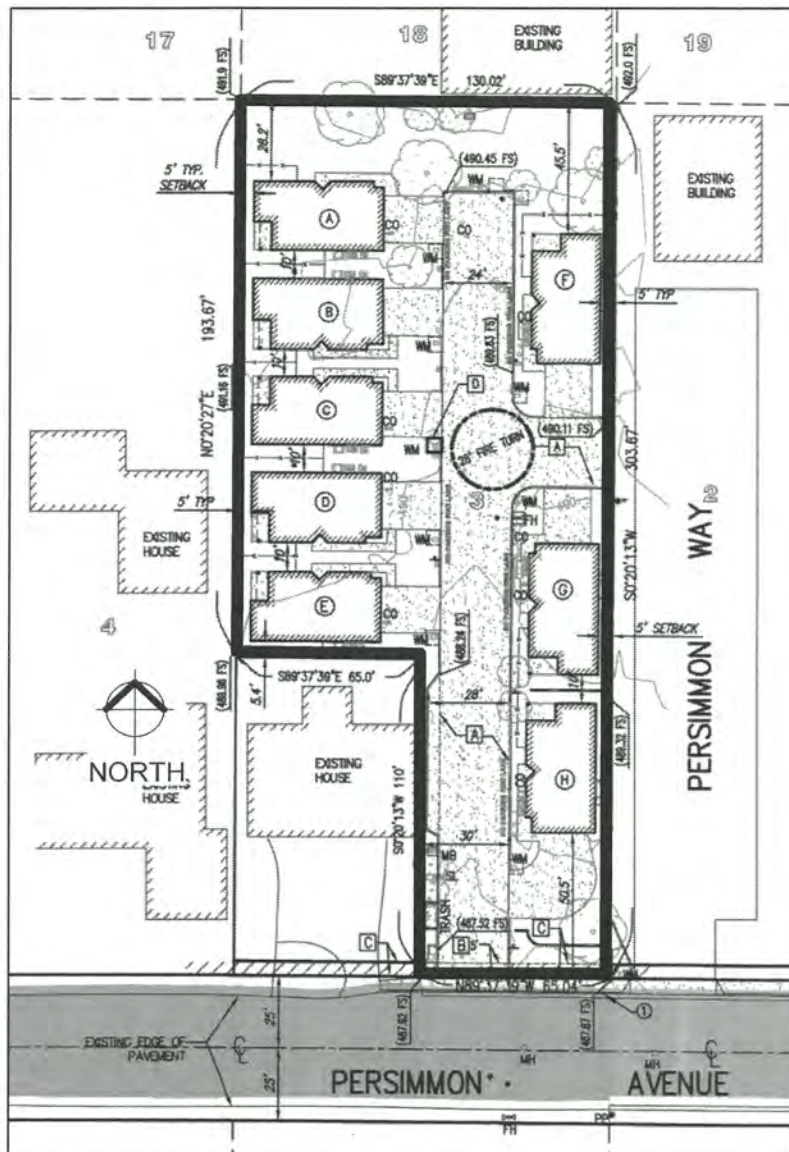


Figure 2: Tentative Map

2. Subject Property and Surrounding Land Uses

Surrounding land uses consist of commercial and industrial to the north, multi-family residential to the east, and a mix of multi-family and single-family residential to the south and west (Figure 3). Persimmon Way on the east side of the site is a private road serving only the multi-family residential on that lot.

The General Plan Regional Category for the site is Village. The General Plan Land Use Designation is Village Residential 15 (VR-15). Zoning on the site is Variable Family Residential (RV).



Figure 3: Aerial Photo of Project Site

Please refer to Attachment A – Planning Documentation to view additional maps showing surrounding land use and zoning.

Land Use Designations and zoning of surrounding land is shown in Table D-1.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Streets	Description
North	General Commercial (C-1)	General Commercial (C36)	Greenfield Drive	Retail, storage, auto sales, auto services, light industrial
East	Village Residential 15 (VR-15)	Variable Residential (RV)	Oro Street	Multi-Family Residential
South	Village Residential 15 (VR-15)	Variable Residential (RV)	Persimmon Avenue	Multi-Family & Single-Family Residential
West	Village Residential 15 (VR-15)	Variable Residential (RV)	North 1st Street	Multi-Family & Single-Family Residential



Figure 4: Looking North Towards Project Site From Persimmon Avenue



Figure 5: Persimmon Avenue Looking East

E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, Lakeside Community Plan, Subdivision Ordinance, Zoning Ordinance, and CEQA Guidelines. The Project and its consistency with applicable codes, policies, and ordinances is described below.

1. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following findings can be made:

- 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 Lakeside Community Plan?
- c. Is the proposed Project consistent with the County's Zoning Ordinance?
- d. Is the proposed Project consistent with the County's Subdivision Ordinance?
- e. Is the Project consistent with other applicable County regulations?
- f. Is the Project consistent with the Multiple Species Conservation Program (MSCP)?
- g. Does the Project comply with the California Environmental Quality Act (CEQA)?

2. Project Issues

Public Input: One call was received as a result of the public notices sent at the time of the TM application. The caller was a current renter asking about the condominium conversion process and timeline. Staff explained the process and timelines of the TM review and approval. State law regarding condominium conversion requires the owner to notify current residents at several points in the conversion process. One of the required notifications was the one sent when the TM application was submitted to the County. The TM resolution includes a condition requiring that the additional notifications occur. In addition, current tenants were notified of the Planning Commission public hearing.

Density and Community Compatibility: The site is developed at 11 units per acre and the surrounding neighborhood includes residential development ranging in densities from four to 18 units per acre. The Project proposes no new construction of additional units so no changes will occur that would impact the existing community character. The site will continue to be compatible with the community and consistent with the Land Use Element.

Circulation and Traffic: Access is provided by an existing private driveway connecting to Persimmon Avenue, which is a County-maintained Public Road but not a Mobility Element Road. The Project proposes no new roads or access. The Project proposes no new development and so it will not result in any new traffic impacts.

3. General Plan Consistency

The General Plan Land Use Designation is Village Residential 15 (VR-15). This designation allows for up to 15 units per acre. There are eight existing units on the existing 0.74-acre lot, a density of 10.96 units per acre. The Project is consistent with relevant General Plan goals, policies, and actions as described in Table E-1.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	Purchase of the condominium units by owner occupants would increase the variety of owner-occupied housing in the area.
LU-9.12 – Achieving Planned Densities in Villages. In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.	The General Plan Regional Category for the site is Village. The Project density is as close as feasible to achieving the planned density due to the site specific characteristics of size, shape, and configuration.
LU-13.2 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	A Project Facility Availability form was completed by Helix Water District stating that adequate water facilities are available for the Project.
LU-14.2 – Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	A Project Facility Availability was completed by the San Diego County Sanitation District stating that adequate sewer facilities are available for the Project.

4. Community Plan Consistency

The Project is consistent with the relevant Lakeside Community Plan goals, policies, and actions as described in Table E-2.

Table E-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Land Use Policy 3: Confine higher density residential development to the areas that: a) Have all necessary public facilities; b) Are within the existing sewer districts; and c) Are adjacent to major roads and commercial areas.	The developed site has all necessary public facilities, is within an existing sewer district; and is adjacent to a commercial area along Greenfield Drive. The Project proposes no changes and with its existing density is consistent with this policy.

5. Zoning Ordinance Consistency

The proposed Project complies with all applicable zoning requirements of the RV zone with the incorporation of conditions of approval.

Table E-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RV	Yes
Animal Regulation:	Q	Yes
Density:	-	NA
Lot Size:	6,000	Yes
Building Type:	K	Yes
Height:	G	Yes
Lot Coverage:	-	NA
Setback:	J	Yes
Open Space:	G	Yes
Special Area Regulations:	C	Yes, with condition

Development Standard	Proposed/Provided	Complies?
Section 4200 of the Zoning Ordinance describes the requirements for minimum lot size. On this property it is 6,000 square feet.	The lot is 0.73 acre net, over 31,000 square feet, which is above the 6,000 square feet minimum.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4600 of the Zoning Ordinance describes the requirements for the maximum building height. This property has a "G" designator, which requires that structures be no more than 35 feet and two stories in height.	All existing structures are two stories and less than 35 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance describes the requirements for setbacks. This property has a "J" setback designator, which requires: Front 50 Interior Side 5 Exterior Side 35 Rear 25	The existing structures on the site comply with the setback requirements.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4900 of the Zoning Ordinance describes the requirements for a "G" Open Space Designator: 100 square feet of private open space per unit and 500 square feet of group usable open space.	The existing group and private usable open space complies with the requirement and the condominium conversion will not alter the open space that exists on the site.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 5250 of the Zoning Ordinance describes the requirements for a "C" Special Area Regulations Designator: Airport Land Use Compatibility Plan Area Regulations.	The TM resolution includes a condition requiring an Overflight Easement. With this condition, the Project is consistent with Section 5250 "C" Designator requirements.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. Subdivision Ordinance Consistency

The Project has been reviewed for compliance with the Subdivision Ordinance.

Section 81.105 of the Subdivision Ordinance requires a TM for conversion of five or more units to condominiums. Section 81.105 also requires that a TM converting existing buildings into condominiums must have conditions that bring the development into conformance with current Zoning Ordinance requirements and also with current code requirements for fire sprinklers, smoke detectors, and handrails. The TM resolution includes a condition for these requirements.

State law regarding condominium conversion requires the owner to notify current tenants at several points in the conversion process. One of the required notifications was sent when the TM application was submitted to the County. The TM resolution includes a condition requiring that the additional notifications occur. In addition, current tenants were notified of the Planning Commission public hearing.

The Project includes requirements and conditions of approval necessary to ensure that the Project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

7. Applicable County Regulations

Table E-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1 Resource Protection Ordinance (RPO)	The Project would not impact any wetlands, floodplains/floodways, steep slopes, sensitive habitats, or cultural resources. Therefore the Project complies with the RPO.
2 Biological Mitigation Ordinance (BMO)	The Project is exempt from CEQA and therefore it is exempt from the BMO.
3 County Fire Code	The Project was reviewed by the San Miguel Consolidated Fire Protection District and the County Fire Authority. The Project complies with the County Fire Code.
4 Watershed Protection Ordinance (WPO)	A Storm Water Quality Management Plan has been prepared for the Project and found to be in compliance with the WPO.
5 Noise Ordinance	The site is in compliance with the Noise Ordinance now and the Project proposes no changes.

8. Multiple Species Conservation Program (MSCP) Consistency

The Project has been reviewed for compliance with the Multiple Species Conservation Program (MSCP). There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. No on-site preservation is required and no impacts to wildlife corridors or linkages will occur. The MSCP Conformance Statement can be found in Attachment C - Environmental Documentation.

9. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and qualifies for a Categorical Exemption under CEQA Guidelines Section 15301. Section 15301 exempts projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures involving negligible or no expansion of existing or former use. The conversion of the existing structures to condominiums qualifies for this Categorical Exemption. 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.

F. COMMUNITY PLANNING GROUP

The Lakeside Community Planning Group voted to approve the condominium conversion on April 4, 2018 by a unanimous vote of 12-0-0-3: (12 ayes, 0 noes, 0 Abstain, 3 absent).

On June 6, 2019, the Lakeside Community Planning Group voted to approve a waiver from undergrounding existing utilities by a vote of 9-0-0-6 (9 ayes, 0 noes, 0 abstain, 6 absent).

G. RECOMMENDATIONS

Staff recommends that the Planning Commission:

- a. Adopt the Environmental findings included in Attachment D, which include a finding that the Project is exempt from the California Environmental Quality Act (CEQA).
- b. Adopt the Resolution of Approval of Tentative Map PDS2018-TM-5623, which includes those requirements and conditions necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).

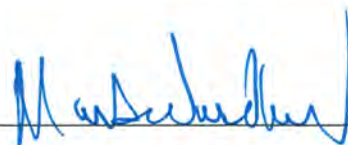
Report Prepared By:

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Report Approved By:

Mark Wardlaw, Director
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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Resolution Approving Tentative Map PDS2018-TM-5623
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Service Availability Forms
- Attachment F – Public Documentation
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

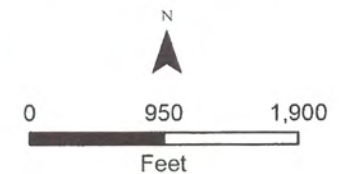
1178 Persimmon Avenue
Tentative Map
PDS2018-TM-5623

Vicinity Map

Lakeside
Community Plan Area

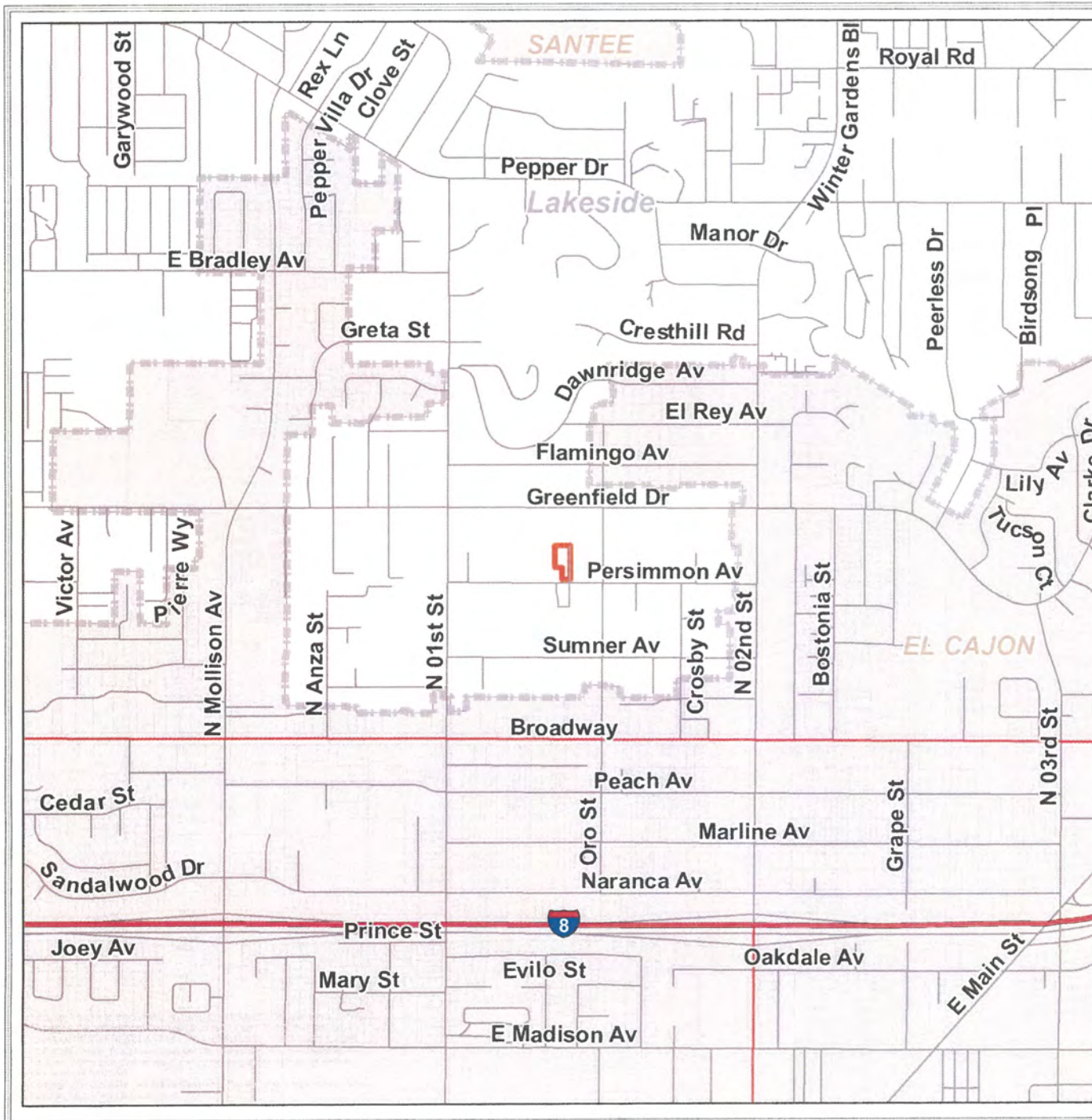


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Land Use & Environment Group
Geographic Information Systems

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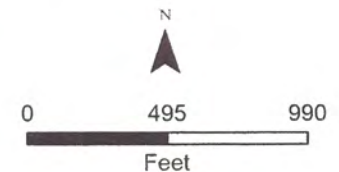
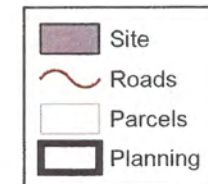


1178 Persimmon Avenue
Tentative Map
PDS2018-TM-5623

General Plan

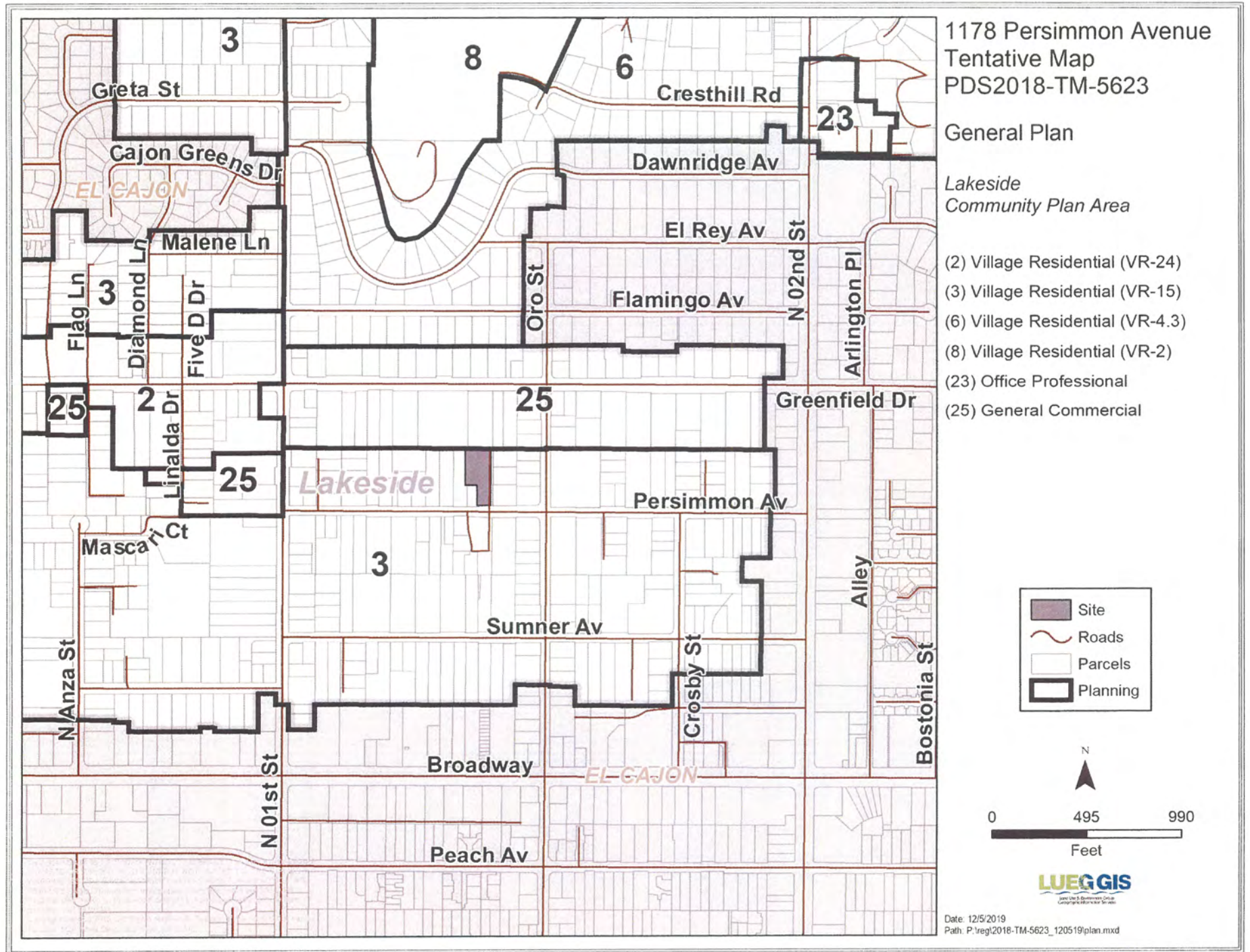
Lakeside
Community Plan Area

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (23) Office Professional
- (25) General Commercial



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LAND USE & ENVIRONMENTAL CONSULTANTS

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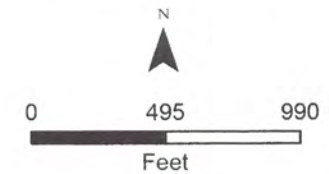
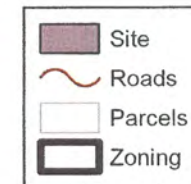


1178 Persimmon Avenue
Tentative Map
PDS2018-TM-5623

Zoning

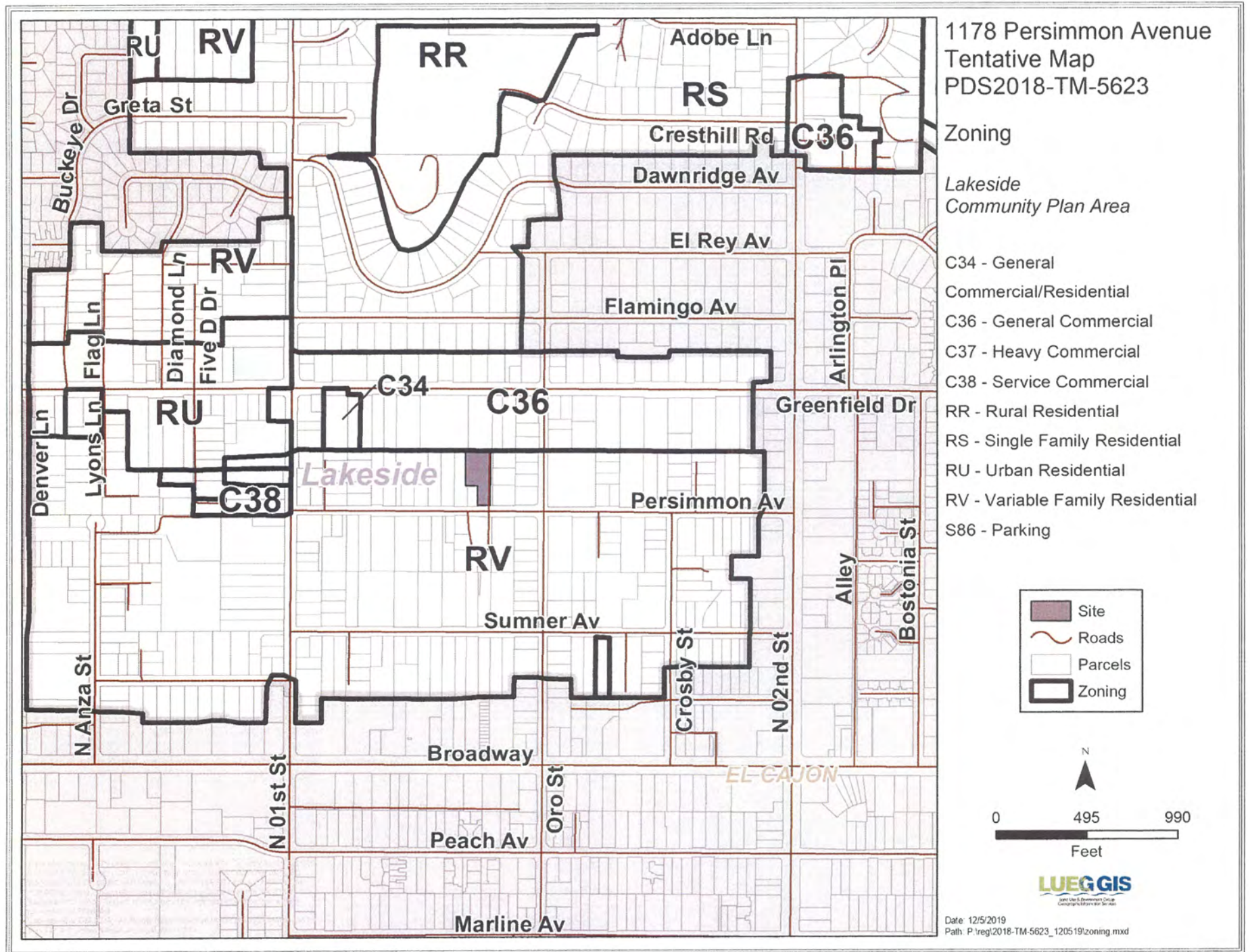
Lakeside
Community Plan Area

- C34 - General Commercial/Residential
- C36 - General Commercial
- C37 - Heavy Commercial
- C38 - Service Commercial
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S86 - Parking



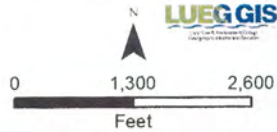
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LANDSCAPE ARCHITECTS & PLANNERS

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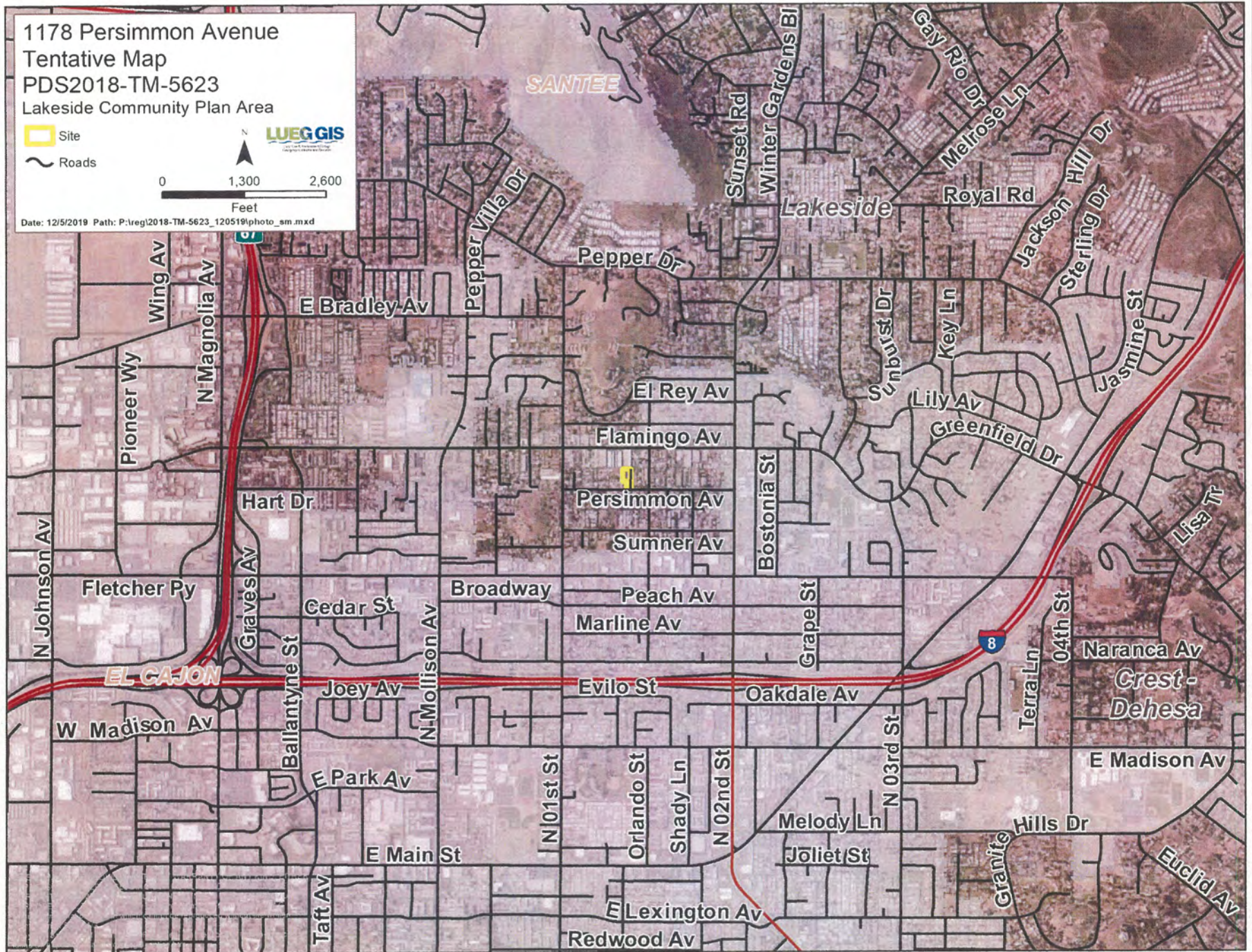


1178 Persimmon Avenue
Tentative Map
PDS2018-TM-5623
Lakeside Community Plan Area

Site
Roads



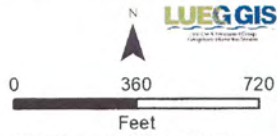
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PDS2018-TM-5623
Lakeside Community Plan Area

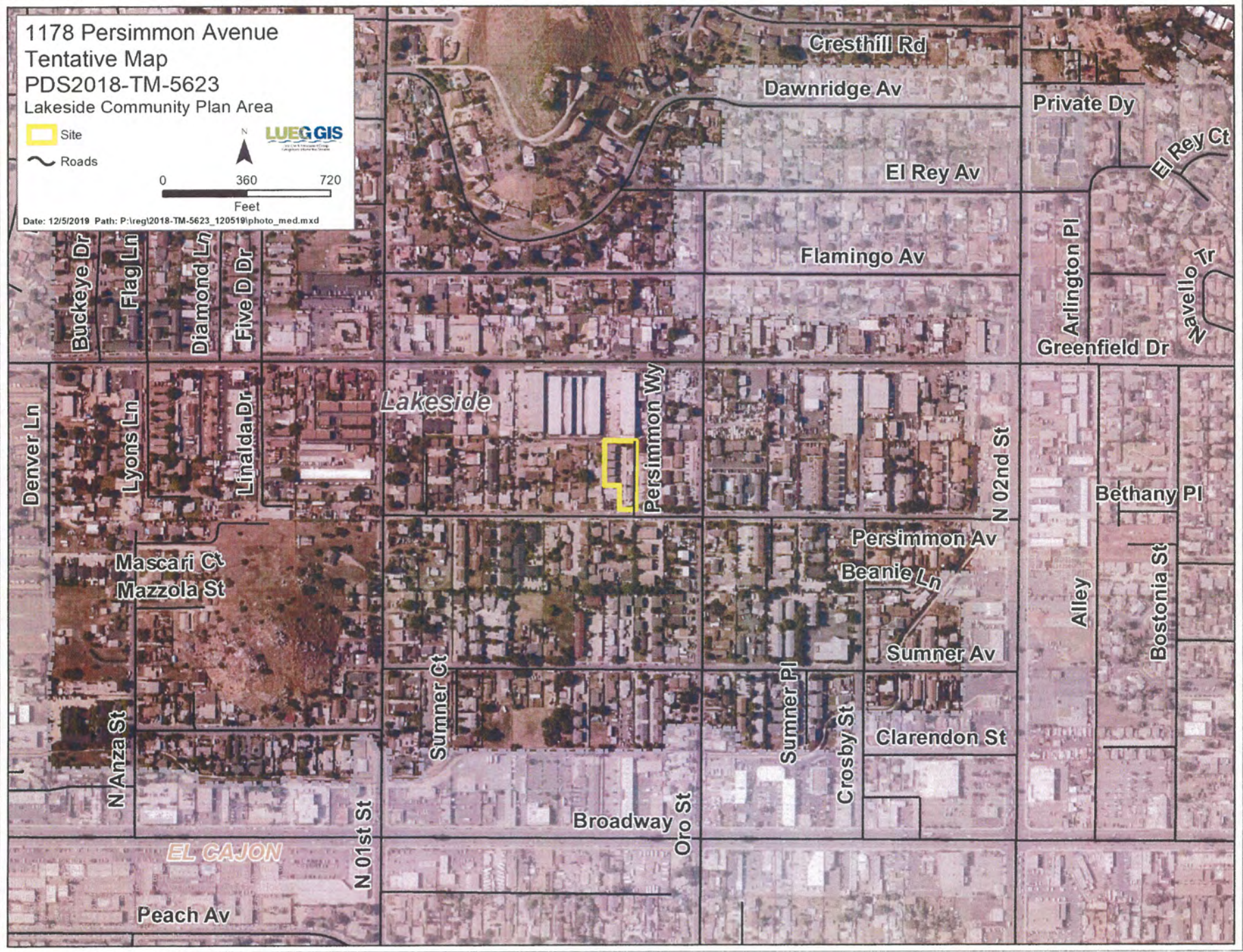
Site

Roads



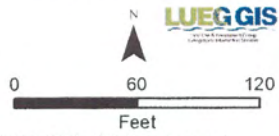
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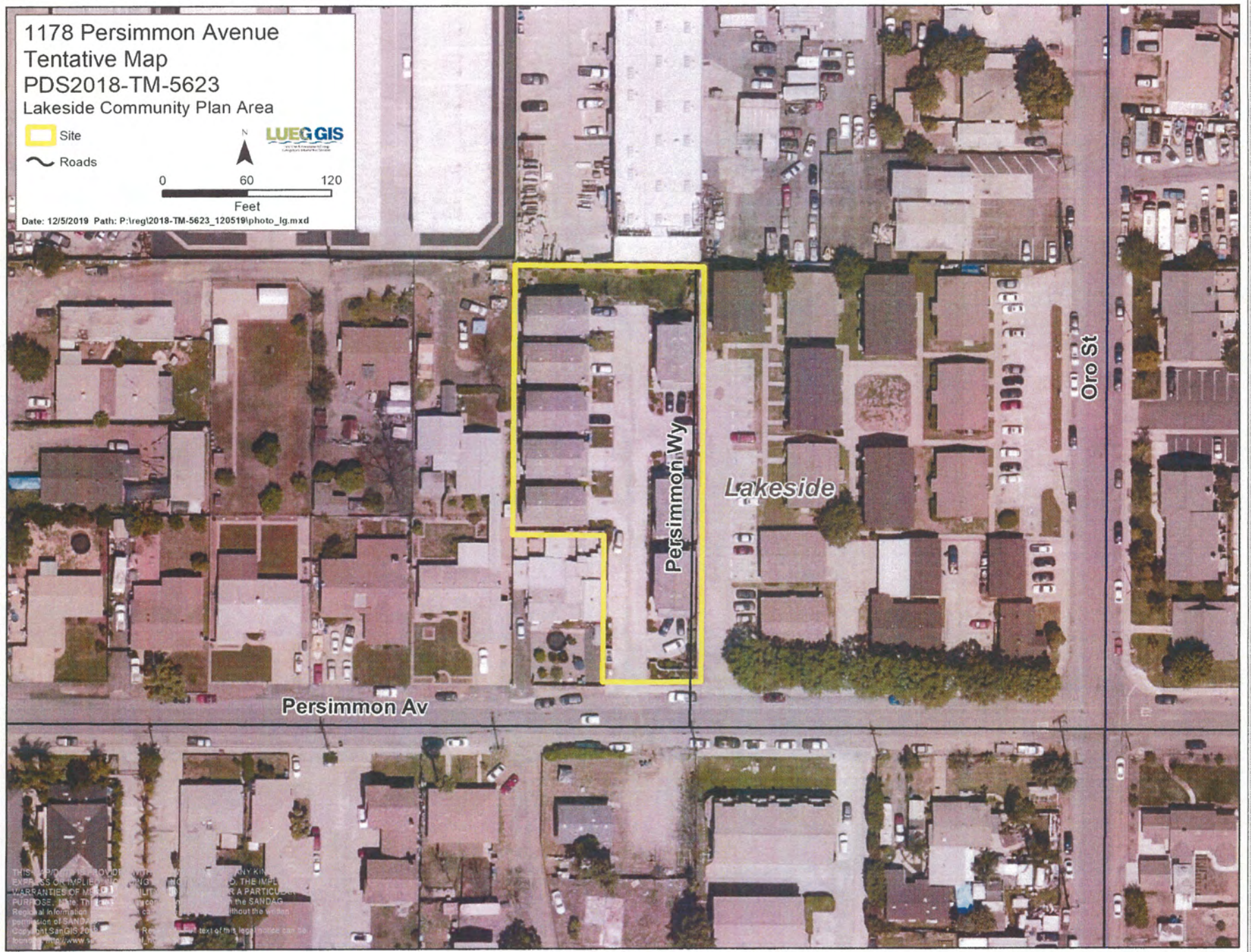
1178 Persimmon Avenue
Tentative Map
PDS2018-TM-5623
Lakeside Community Plan Area

Site
Roads



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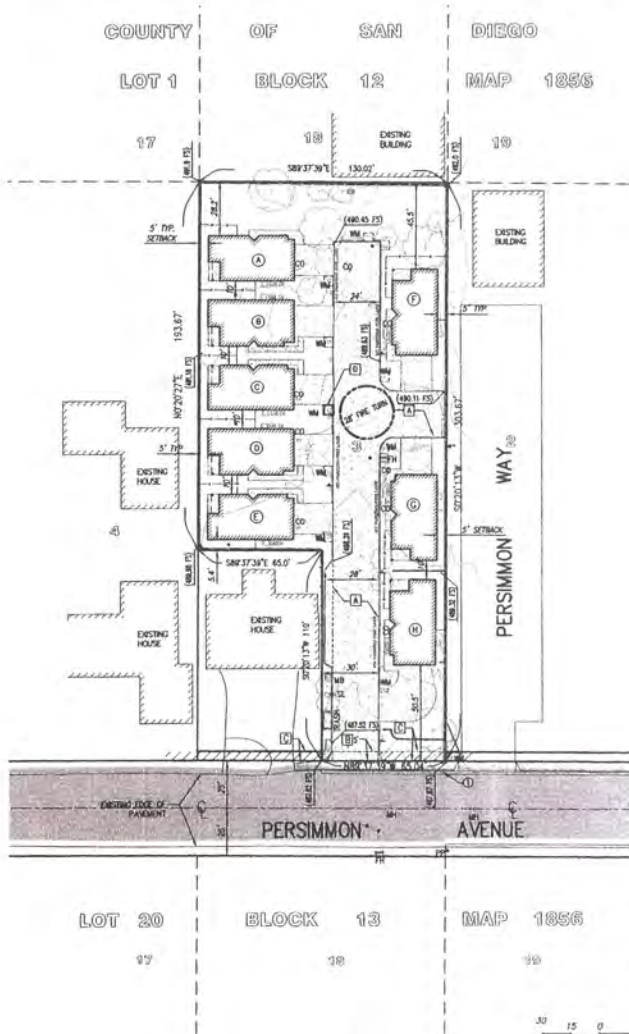
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COUNTY OF SAN DIEGO TENTATIVE MAP 5623

SHEET 1 OF 1 SHEET



EASEMENT NOTES:

1. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF HELIX WATER DISTRICT, REC. JUNE 2, 2004 AS INSTRUMENT NO.2004-0509240 OF OFFICIAL RECORDS.
2. EASEMENT FOR COUNTY HIGHWAY IN FAVOR OF COUNTY OF SAN DIEGO, REC. JUNE 10, 2004 AS INSTRUMENT NO.2004-0544597 OF OFFICIAL RECORDS.
3. RELINQUISHMENT OF ACCESS RIGHT IN FAVOR OF COUNTY OF SAN DIEGO, REC. JUNE 10, 2004 AS INSTRUMENT NO.2004-0544598 OF OFFICIAL RECORDS.
4. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF HELIX WATER DISTRICT, REC. AUGUST 25, 2004 AS INSTRUMENT NO.2004-0509997 OF OFFICIAL RECORDS.
5. AN EASEMENT FOR PUBLIC UTILITIES, AFFURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 15, 1978 AS INSTRUMENT NO. 78-390055 OF OFFICIAL RECORDS, (NOT PLOTTABLE).

EASEMENT FOR TELECOMMUNICATIONS FACILITIES IN FAVOR OF COX COMMUNICATIONS, REC. JANUARY 12, 2005 AS INSTRUMENT NO. 2005-0028963 OF OFFICIAL RECORDS. (NOT PLOTTABLE).

EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, REC. MARCH 10, 2004 AS INSTRUMENT NO. 2004-0193677 OF OFFICIAL RECORDS. (NOT PLOTTABLE).

BUILDINGS/STRUCTURES

- A SINGLE FAMILY RESIDENCE
2 STORES, 4 BR, 2C GARAGE
SQUARE FOOTAGE: 1,404 S.F.
YEAR BUILT: 2004
- B SINGLE FAMILY RESIDENCE
2 STORES, 4 BR, 2C GARAGE
SQUARE FOOTAGE: 1,404 S.F.
YEAR BUILT: 2004
- C SINGLE FAMILY RESIDENCE
2 STORES, 4 BR, 2C GARAGE
SQUARE FOOTAGE: 1,404 S.F.
YEAR BUILT: 2004
- D SINGLE FAMILY RESIDENCE
2 STORES, 4 BR, 2C GARAGE
SQUARE FOOTAGE: 1,404 S.F.
YEAR BUILT: 2004
- E SINGLE FAMILY RESIDENCE
2 STORES, 4 BR, 2C GARAGE
SQUARE FOOTAGE: 1,404 S.F.
YEAR BUILT: 2004
- F SINGLE FAMILY RESIDENCE
2 STORES, 4 BR, 2C GARAGE
SQUARE FOOTAGE: 1,404 S.F.
YEAR BUILT: 2004
- G SINGLE FAMILY RESIDENCE
2 STORES, 4 BR, 2C GARAGE
SQUARE FOOTAGE: 1,404 S.F.
YEAR BUILT: 2004
- H SINGLE FAMILY RESIDENCE
2 STORES, 4 BR, 2C GARAGE
SQUARE FOOTAGE: 1,404 S.F.
YEAR BUILT: 2004

NOTES:

1. PARK LAND DEVELOPMENT STATEMENT:
NO PROPOSED CONSTRUCTION OR LOTS, ALL DEDICATIONS AND FEES WERE APPLIED PRIOR TO CONSTRUCTION IN 2004.
2. STREET LIGHT:
NO STREET LIGHTS ARE PROPOSED STREET LIGHTS WERE INSTALLED ALONG MAIN DRIVE IN ACCORDANCE WITH COUNTY STANDARDS.
3. SOLAR ACCESS STATEMENT:
AS REQUIRED BY SECTION 414 (N), SUBDIVISION ORDINANCE, ALL LOTS HAVE AT LEAST 100 SQ. FT. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
4. CONDOMINIUM MAP STATEMENT:
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES. THE MAXIMUM NUMBER OF DWELLING UNITS IS 8.
5. AN AGREEMENT FOR USE OF COMMON AREAS BY ALL CONDOMINIUM OWNERS WILL BE DECEDED.

LEGAL DESCRIPTION

LOT 3 IN BLOCK 12 OF BOSTONIA ACRES EXTENSION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1856, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 12, 1925.

EXCEPT THEREFROM THE WEST 65 FEET OF THE SOUTH 110 FEET OF SAID LOT 3 IN BLOCK 12 OF BOSTONIA ACRES EXTENSION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1856, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 12, 1925.

ASSESSOR'S PARCEL NUMBER

484-101-23-00

LOT SIZE

0.74 ACRES

TOPOGRAPHY

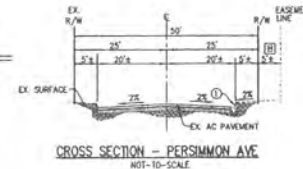
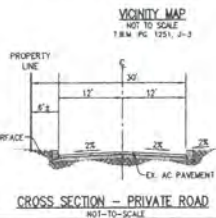
TOPOGRAPHY FROM FIELD SURVEY BY SPEAR & ASSOCIATES, INC. IN NOVEMBER 2013.

GRADING

NONE PROPOSED

LEGEND

- EXISTING TREES
- EXISTING ELEVATION (TYP.)
- BUILDING/STRUCTURE NUMBER (TO REMAIN)
- EXISTING BUILDING
- BOUNDARY
- EXISTING FENCE
- EXISTING WALL (TYP.)
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT PAVEMENT
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING MAILBOX
- EXISTING SEWER CLEAN OUT
- EXISTING WATER METER
- EXISTING ELECTRICAL METER
- EXISTING GAS METER
- EXISTING STREET LIGHT
- EXISTING CURB, GUTTER & SIDEWALK



LAND DEVELOPMENT STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTOURIOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP ARE SHOWN THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY, "FREEDWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION FOR PURPOSES OF THIS CERTIFICATION. THE TERM "MAJOR SUBDIVISION" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS 16 DAY OF NOV 2014 AT EL CAJON, CA
 SIGNATURE: *Daryl R. Priest*
 NAME: DARYL R. PRIEST
 ADDRESS: 124 WEST MAIN STREET #240, EL CAJON, CA 92020
 TELEPHONE: 619-277-8704

1. COMPLETE TAX ASSESSOR'S NUMBER IS: 484-101-23
2. APPROPRIATE LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE MAP: PORTION LOT 3, BLOCK 12, MAP NO. 1856 SAN DIEGO CA.
3. GENERAL PLAN REGIONAL CATEGORY: VILLAGE.
4. TAX RATE AREA: 58140
5. COMMUNITY/SUBREGIONAL PLAN AREA: LAGUNAS
6. LAND USE DESIGNATION: VILLAGE RESIDENTIAL
7. ASSOCIATED FORMATS: NONE
8. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD (I.E., RECORDED OR UNRECORDED EASEMENT - QUANTITY AND SPECIFY WIDTH): PERSIMMON AVE, PUBLICLY MAINTAINED ROAD
9. WATER SOURCE/WATER DISTRICT: HELIX WATER DISTRICT
10. SEPTIC/SEWER DISTRICT: SAN DIEGO COUNTY SANITATION DISTRICT
11. FIRE DISTRICT: SAN JUANITO FIRE PROTECTION DISTRICT
12. SCHOOL DISTRICTS: GLEN ELEM. CAJON VALLEY UNION ELEMENTARY, GROSSMONT UNION HIGH SCHOOL
13. EXISTING ZONING: RV

USE REGULATIONS	RV
ANNUAL REGS	Q
DENSITY	-
LOT SIZE	8000
BUILDING TYPE	K
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	Q
COVERAGE	-
SETBACK	J
OPEN SPACE	-
SPECIAL AREA REGS	C

APPLICANT: PRIEST DEVELOPMENT CORPORATION

SIGNATURE: *Daryl R. Priest*
 NAME: DARYL R. PRIEST
 ADDRESS: 124 WEST MAIN STREET #240, EL CAJON, CA 92020
 TELEPHONE: 619-277-8704

SIGNATURE: *Ray Spear*
 NAME: RAY SPEAR, SPEAR & ASSOC.
 ADDRESS: 475 PRODUCTION ST. SAN MARCOS, CA 92078
 TELEPHONE: 760-736-3242
 LICENSE NO. LS 6404



SDC PDS RCVD 11-12-19
 TM5623

**Attachment B – Resolution Approving
Tentative Map PDS2018-TM-5623**

April 3, 2020

RESOLUTION OF SAN DIEGO COUNTY)
 CONDITIONALLY APPROVING)
 TENTATIVE MAP NO. PDS2018-TM-5623)

WHEREAS, Tentative Map No. 5623 proposing the division of property located at 1178 Persimmon Avenue, El Cajon, CA and generally described as:

Lot 3 in Block 12 of Bostonia Acres Extension, in the County of San Diego, State of California, according to Map thereof No. 1856, filed in the office of the County Recorder of said San Diego County, September 12, 1925.

Excepting therefrom the West 65 feet of the South 110 feet of said Lot 3, Block 12 of Bostonia Acres Extension, in the County of San Diego, State of California, according to Map thereof No. 1856, filed in the office of the County Recorder of said San Diego County, September 12, 1925.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on March 19, 2018; and

WHEREAS, on April 3, 2020, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, DETERMINED, AND ORDERED, that based on the findings, said Tentative Map is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

STANDARD CONDITIONS: The "[Standard Conditions \(1-29\) for Tentative Subdivision Maps](#)" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown

on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

STANDARD CONDITIONS: The "[Standard Conditions \(1-29\) for Tentative Subdivision Maps](#)" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

- (1) Standards Condition 8: Said condition states that all new and existing utility distribution facilities within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.403(a)(6), of the Subdivision Ordinance. The project will be allowed to leave the existing utility distribution facilities to remain aboveground as approved by the Request for the Modification to San Diego County Standard Conditions for Tentative Subdivision Maps dated June 7, 2019.
- (2) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of Light-Emitting Diode (LED) light source pursuant to County of San Diego Street Lighting Specifications – Revised January 2015.
- (3) Standard Condition 22: Said condition pertains to projects that proposed to utilize subsurface sewage disposal systems and this project proposes to receive sewer service from the San Diego County Sanitation District.
- (4) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this Tentative Map includes the entire area shown on the Tentative Map and shall not be filed in units.

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A MAP IS APPROVED BY THE BOARD OF SUPERVISORS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER (and, where specifically indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

- 1-29. The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, with the exception of those "Standard Conditions" waived above.

30. PLN#1-CONDO CONVERSION NOTICES [PDS, FEE]

INTENT: In order to comply with State Public Noticing requirements for Condominium (Condo) Conversions, the residents shall be given proper notice of the proposed condo conversion. **DESCRIPTION OF REQUIREMENT:** Each of the tenants of the proposed condominium shall be given the following notices:

- a. 180 days written notice of intention to convert before termination of tenancy due to the conversion or proposed conversion,
- b. Notice of an exclusive right to contract for the purchase of their respective units upon the same terms and conditions that such units will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives written notice of his/her intention not to exercise the right; and
- c. A 10 days written notification that an application for a public report will be or has been submitted to the Department of Real Estate and that such report will be available on request.
- d. Written notification within 10 days of approval of a final map for the proposed conversion.

DOCUMENTATION: The applicant shall submit to the [PDS, PCC] a signed statement that states that the required notices were given, or will be given to each resident at the time indicated above. Provide copies of the notices and the statement to the [PDS, PCC] for review and approval. **TIMING:** Prior to the approval of the Map the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

31. **PLN#2-CONDO COMPLIANCE INSPECTION [PDS, FEE]**

INTENT: In order to ensure that the proposed condominium conversion complies with current building, plumbing, electrical, mechanical, and fire codes pursuant to the County Subdivision Ordinance Section 81.105.b.2, a compliance inspection shall be completed. **DESCRIPTION OF REQUIREMENT:** A building and site compliance survey shall be performed to determine that the buildings and site comply with the following criteria:

- a. That all structures on the site are in conformance with the provisions of the Building, Plumbing, Electrical, Mechanical and Fire Codes as they were modified and in effect in San Diego County at the time the structures were constructed. In addition; pursuant to [County Subdivision Ordinance SEC 81.110.b.2](#), the project must install and meet the provisions of said Codes that are currently in effect, as it pertains to the following items: Interior fire sprinklers, smoke detectors, railings, guardrails, and handrails.
- b. Provide an individual gas and/or electric metering system for each unit.

- c. Provide trash enclosures to screen trash storage areas. These areas shall be enclosed with a minimum of five-foot high solid masonry wall or solid wooden fence.

DOCUMENTATION: The applicant shall apply for a compliance survey with the [PDS, BD], and pay all applicable inspection fees. Upon approval of the compliance survey, the applicant shall submit the approved inspections record to the [PDS, PCC] for review and approval. **TIMING:** Prior to the approval of the map, the applicant shall comply with this condition. **MONITORING:** The [PDS, BI] shall perform the compliance inspection to ensure that the project's buildings and site comply with this condition. The [PDS, PCC] shall review the building inspection records and any additional evidence for compliance with this condition.

32. **PLN#3-CONDO CONVERSION GENERAL [PDS, FEE]**

INTENT: In order to ensure that the proposed condominium conversion complies with the maximum residential density of 15 units per acre allowed in the General Plan, the following notice shall be placed on the Map. **DESCRIPTION OF REQUIREMENT:** A certification regarding condominium conditions shall conform to wording by County Counsel and shall indicate that there will be a maximum of 8 residential units. **DOCUMENTATION:** The applicant shall prepare the Map with the above reference statement. **TIMING:** Prior to the approval of the Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, LDR] shall verify that the Map has the required density statement pursuant to this condition.

33. **PLN#4-OVERFLIGHT AGREEMENT**

INTENT: In order to comply with the Gillespie [Airport Land Use Compatibility Plan](#) an Overflight Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the Gillespie Field, an Overflight Easement over the entire property shown on the approved Final Map. The easement shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall sign an overflight easement and record it at the County Recorder's Office. **TIMING:** Prior to the approval of the Map, the easement shall be executed. **MONITORING:** The applicant shall prepare the documents and forward a copy of the documents to [PDS] for preapproval. The applicant shall forward copies of the recorded documents to [PDS]. [PDS] shall review the documents for compliance with this condition.

34. **GEN#1-FILING OF NOTICE OF EXEMPTION (NOE):**

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

Diego County Recorder's Office and file the document. Prior to the approval of the Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, ZO, PCC] shall verify that the NOE was filed and that a copy of the document is on file at PDS.

IT IS FURTHER RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and the Land Use Designation of the Lakeside Community Plan because the General Plan allows a residential use type at a maximum density of 15 units per acre and the Tentative Map includes existing development at a density of 10.95 units per acre, and it complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with the Zoning Ordinance because it proposes no change to an existing residential use type on an existing lot of 0.73 acre in the Variable Family Residential Use Regulation with a minimum net lot size of 6,000 square feet;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Lakeside Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the Tentative Map proposes to convert an existing lot into a condominium lot and retain existing structures that do not create new building pads that would require variances or impact sensitive resources;
5. The site is physically suitable for the proposed density of development because it is located on a public road, is served by the San Miguel Consolidated Fire Protection District, and water and sewer service is available;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the subdivision qualifies for Categorical Exemption

15301 of CEQA Guidelines and projects that qualify for Categorical Exemptions do not have a significant effect on the environment;

8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the San Diego County Sanitation District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

MAP PROCESSING REQUIREMENTS: The final map shall comply with the following processing requirements pursuant to the [Sections 81.501 through 81.517 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:

- All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
- At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
- The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
- This is a map of a condominium project as defined in Section 1350 of the State of California Civil Code, the maximum number of dwelling units is 8. The amount of units shall be indicated on the final map.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. 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 Management Plan, 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 during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. 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. *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](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.sdcounty.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 the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with 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 exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

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.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

NOTICE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

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 days after adoption of this Resolution, these findings and conditions may be appealed in accordance with [Section 81.310 of the Subdivision Ordinance](#) and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this Resolution 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. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a

protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 3rd day of April, 2020, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

DPL/WP 001-TM (06/29/09)

cc: Priest Properties, 124 West Main Street, El Cajon, CA 92020
Ray Spear, Spear Inc., 475 Production Street, San Marcos, CA 92078

email cc:
Ed Sinsay, Planning & Development Services, Land Development
Darin Neufeld, Chief, Planning & Development Services
Ray Spear, rspear@spearinc.net

Attachment C – Environmental Documentation

2-32 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: Record ID: PDS2018-TM-5623, PDS2018-ER-18-14-005
Tentative Map for Condominium Conversion, 1178 Persimmon Avenue

Project Location: 1178 Persimmon Avenue, El Cajon, CA 92021

Project Applicant: Priest Properties Address: 124 West Main Street, El Cajon, CA 92020
Telephone Number: 619-277-8704

Project Description: Tentative Map for conversion to condominiums: eight existing residential structures on one existing lot.

Agency Approving Project: County of San Diego

County Contact Person: Jeff Smyser, AICP Telephone Number: 858-495-5438

Date Form Completed: _____, 2020

This is to advise that the County of San Diego Planning Commission has approved the above described project on April 3, 2020, Item # 2 and found the project to be exempt from the CEQA under the following criteria:

- 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.
- Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Categorical Exemption 15301. Existing Facilities (Class 1) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in 15301 are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. The project—conversion of 8 existing residential structures into condominiums on one existing lot— involves no expansion of the existing use. Exemption 15301(k) includes "division of existing multiple family or single-family residences into common-interest ownership...where no physical changes occur which are not otherwise exempt." This project is similar to 15301(k) though the existing residential structures are not being subdivided into separate units. Rather, each structure will be converted to a single condominium unit. Nonetheless, the key consideration of no expansion of the use applies to this project and therefore Categorical Exemption 15301 applies. In addition, none of the Exceptions to Categorical Exemptions, found at 15300.2, apply to this project.

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) 495-5438

Name (Print): Jeff Smyser, AICP Title: Project Manager

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
1178 PERSIMMON AVENUE TENTATIVE MAP
PDS2018-TM-5623, PDS2018-ER-18-14-005

April 3, 2020

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

☒

The project is located within the Multiple Species Conservation Program (MSCP) Plan Area. Thus a Habitat Loss Permit is not required (Section 86.102).

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

YES

☒

NO

☐

NOT APPLICABLE/EXEMPT

☐

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15301. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503(a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system. The project is located within the Multiple Species Conservation Program (MSCP) Plan Area. The parcel is designated as developed. Staff completed a finding of conformance with the MSCP Subarea Plan dated December 16, 2019. This finding explains how the project will not conflict with the goals of the MSCP.

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

YES

☒

NO

☐

NOT APPLICABLE/EXEMPT

☐

The RV park currently receives imported water from the Helix Water District water system which obtains water from surface reservoirs and/or imported sources. The conversion of existing dwelling units to condominiums with a Tentative Map will not have a significant

adverse impact on groundwater quantity and the project complies with the San Diego County Groundwater Ordinance.

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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

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. Therefore, it has been found that the proposed project complies with Section 86.604(c) of the RPO.

Steep Slopes: 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: The proposed project would not result in any development, grading, grubbing, clearing, or any other activity that will damage the sensitive habitat lands. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: No ground disturbing activities are proposed, and therefore, there will be no impacts to cultural 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/EXEMPT

☐

The project Standard 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/EXEMPT

☐

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. Therefore the project complies with the County Noise Ordinance.

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT

Persimmon Avenue Condominium Conversion
PDS2018-TM-5623, APN: 484-101-23-00

December 16th, 2019

Summary

The project is a Tentative Map for a condominium conversion. The project proposes converting eight existing single-family homes into condominiums. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed land does not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.

Attachment D – Environmental Findings

ENVIRONMENTAL FINDINGS

1178 Persimmon Avenue Tentative Map
PDS2018-TM-5623
PDS2018-ER-18-14-005

April 3, 2020

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 on file with Planning & Development Services as Environmental Review Number PDS2018-ER-18-14-005.
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.).
4. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is exempt from the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated December 16, 2019, on file with Planning & Development Services as Environmental Review Number PDS2018-ER-18-14-005.

Attachment E – Service Availability Forms



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

Please type or use pen

Priest Properties Inc. 277-8704
 619-444-4476

Owner's Name Phone

124 W Main Street #240
 Owner's Mailing Address Street

El Cajon CA 92020
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

F

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: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____
- B. ☒ Residential Total number of dwelling units 8
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- C. Total Project acreage 0.74 Total lots 1 Smallest proposed lot _____

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

484-101-23-00

Thomas Guide, Page 1251 Grid J-3

1178 Persimmon Ave

Project address Street

Bostonia Acres 92021

Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: _____

Address: 124 W Main Street #240 El Cajon CA 92020

Phone: 619-444-4476 277-8704

(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: San Miguel Consolidated Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
Station 19, 1273 Clarendon St., El Cajon 92021 1/2 mile

- 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 7 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: 1
☐ 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.

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.

Tony L. Morgan
 Authorized Signature

Tony L. Morgan DFM
 Print Name and Title

619 460-5356
 Phone

1-22-18
 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



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

Please type or use pen 277-8704

Priest Properties Inc. 619- ~~444-4476~~
 Owner's Name Phone
 124 W Main Street #240
 Owner's Mailing Address Street
 El Cajon CA 92020
 City State Zip

ORG _____ WO 358A **W**
 ACCT _____ PLAT: F-5-1-B
 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: _____
☐ Time Extension Case No. _____
☐ Expired Map Case No. _____
☐ Other _____

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

484-101-23-00

- B. ☒ Residential Total number of dwelling units 8
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. ☒ Total Project acreage 0.74 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

Thomas Guide Page 1251 Grid J-3
 1174 Persimmon Ave
 Project address Street
 Bostonia Acres 92021
 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: [Signature] Date: 1/11/18
 Address 124 W Main Street #240 El Cajon CA 92020 Phone: 619-444-4476 277-8704

(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: HELIX WATER DISTRICT Service area: WEST EL CAJON GRAVITY, HGL = 656'
- 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 the next 5 years based on the capital facility plans of the district 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: 4
☐ 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? n/a

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

Authorized Signature: [Signature] Print Name: ARNOLD ANUB
 Print Title: ASSOCIATE ENGINEER Phone: 619-667-6273 Date: 1-12-18

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





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

2018-#42

Please type or use pen

Priest Properties, Inc. 619-444-4476

Owner's Name Phone

124 W. Main St, Ste 240

Owner's Mailing Address Street

El Cajon California 92020

City State Zip

ORG _____ ACCT _____ DPWWWDPOSSAL

ACT _____ TASK _____ DATE _____ AMT \$ 15⁰⁰

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

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

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

484-101-23 -00	

- B. ☒ Residential Total number of dwelling units 8 existing units
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. Total Project acreage 0.14 Total lots 1 Smallest proposed lot _____

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1251 Grid J-3

1178 Persimmon Ave
 Project address Street
 El Cajon, Ca 92021
 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: _____ Date: 1/19/19
 Address: 124 W. Main St, El Cajon, Ca 92020 Phone: 619-249-3407

(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 SD County Sanitation Service area WINTER GARDENS 12-20-19

- 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.
☐ 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 the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
☐ Project will not be served for the following reason(s): _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ 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? EXISTING CUSTOMER

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.

Authorized Signature: _____ Louis Conde - TECH III (8)699-2660 12-20-12
 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. 01/05/2018)

SDC PDS RCVD 2-8-19

TM5623



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

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

Priest Properties Inc. 619- 277-8704
 Owner's Name Phone
 124 W Main Street #240
 Owner's Mailing Address Street
 El Cajon CA 92020
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

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: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

C. ☒ Residential Total number of dwelling units 8
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☒ Total Project acreage 0.74 Total number lots 1

Applicant's Signature: [Signature] Date: 1/11/18
 Address: 475 PRODUCTION STREET, SAN MARCOS CA 92078 Phone: 619- 277-8704
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

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

484-101-23-00	

Thomas Guide Page 1251 Grid J-3
 1174 Persimmon Ave
 Project address Street
 Bostonia Acres 92021
 Community Planning Area/Subregion Zip

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

District Name: Cajon Valley Union Esmeralda
 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: W.D. Hall miles: 1.2
 Junior/Middle: Greenfield miles: .9
 High school: _____ miles: _____

☐ 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.

Authorized Signature: [Signature] Print Name: Esmeralda Ayon
 Print Title: Planning Tech Phone: (619) 588-3676

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



Attachment F – Public Documentation



2-45

County of San Diego, Planning & Development Services

**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): PDS2018-TM-5623

Project Name: 1178 Persimmon Ave

Planning/Sponsor Group: Lakeside CPG

Results of Planning/Sponsor Group Review

Meeting Date: April 4, 2018

A. Comments made by the group on the proposed project.

B. Advisory Vote: The Group ☐ Did ☒ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION: ☒ Approve without conditions
☐ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 12 Yes No Abstain Vacant/Absent

C. Recommended conditions of approval:

Reported by: Sarai Johnson Position: Secretary Date: 4/11/2018

Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>





COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
SERVICES: Zoning
COMMUNITY PLANNING OR SPONSOR GROUP
PROJECT RECOMMENDATION

PROJECT NAME: PDS2018-TM-5623 - PDS2018-TM-5621
 PROJECT CASE NUMBER(s): REQUEST for DER / WAIVER
 PLANNING / SPONSOR GROUP NAME: LAKEVIEW Community Planning Group
 Results of Planning / Sponsor Group Review
 Meeting Date: 6/5/19

A Comments made by the group on the proposed project.

B. **Advisory Vote:** The Group ☒ Did or ☐ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☒ Approve without conditions
☐ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: Yes No Abstain

C. Recommended conditions of approval

LAKEVIEW COMMUNITY PLANNING GROUP

APPROVED

DATE: 6-5-19 Item 6C

BY: [Signature]

Reported by: _____ Position: _____ Date: _____

Please email recommendations to BOTH EMAILS; Project Manager listed in email (in this format) Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov.

PDS-534 PDS-534 (01/12)

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)

TM 5623

Assessor's Parcel Number(s)

484-101-23-00

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.

Priest Properties Inc.

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.

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."

[Signature]

Signature of Applicant

DEANIS M. FERDIS

Print Name

3/2/18

Date

OFFICIAL USE ONLY

SDC PDS RCVD 03-19-18

TM5623

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>
