

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

Code Compliance Division
Planning & Development Services

AND WHEN RECORDED MAIL TO:

Planning & Development Services
Mail Station O650
Attn: Mitchell Levy, Code Compliance Officer

DOC# 2025-0104671



Apr 23, 2025 09:21 AM

OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 2

THIS SPACE FOR RECORDER'S USE ONLY

NOTICE OF VIOLATION RECORDATION

The Notice of Violation dated March 24, 2025 is hereby filed by the County of San Diego pursuant to Section 18.303(a), Chapter 3, Division 8, Title 1 of the San Diego County Code of Regulatory Ordinances for failure to correct the violations located described in the Notice of Violation by the deadline in the notice. The Notice of Violation is filed against the property located at 1830 Helix St. Spring Valley Ca. 91977: APN 578-071-34-00.

For information concerning this Notice of Violation and how it may impact the property, please contact Planning & Development Services, Code Compliance Division, County of San Diego, 5510 Overland Avenue, Suite 210, San Diego, CA 92123.

OWNER'S INFORMATION:

Property Owner Name: VARGAS DAVID A
Assessor's Parcel Number: 578-071-34-00
Property Address: 1830 HELIX ST.
SPRING VALLEY CA 91977

COUNTY OF SAN DIEGO

By:

Conor McGee, Chief
Code Compliance Division
Planning & Development Services

Date:

4/17/25

Attachments:

Notice of Violation
Legal Description of Property

California Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

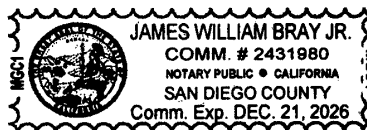
State of California
County of San Diego

On 4/17/25 before me, JAMES WILLIAM BRAY JR., Notary Public, personally appeared CONOR MCGEE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature

(Revised 10/2018)





County of San Diego

VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

Case # PDS2024-ENFGEN-001881
3/24/2025

NOTICE OF VIOLATION

**NAME AND ADDRESS OF
RESPONSIBLE PARTY**

VARGAS DAVID A
1830 HELIX ST.
SPRING VALLEY CA. 91977

ADDRESS OF VIOLATION

1830 HELIX ST.
SPRING VALLEY CA. 91977
APN: 578-071-34-00
ZONED: RS

A representative of Planning & Development Services, Code Compliance Division conducted an inspection of the above referenced premises on 2/26/2025. The following violation(s) of the San Diego County Code of Regulatory Ordinances (SDCCRO) and/or San Diego County Zoning Ordinance (SDCZO) have been verified on the above-named property:

Code Section Violated:

SDCCRO 91.1.114.1
SDCCRO 91.1.105a

Description of Violation

Unlawful to Violate County Building Codes
Building Permits Required

Correction Required:

San Diego County Assessor's Records indicate that the only permitted structure on the parcel is a 2328 square foot single family dwelling with an attached 374 square foot garage built pursuant to permit 27667 on December 1, 1969, with a significant remodel in August 8, 2002 with permit 1004020507. The single-family dwelling has since been converted into a triplex with three separate dwelling units. Kitchens, walls, doors and bathrooms have been added. Doors and walls have been moved or removed. All work was completed illegally without permits. Obtain permits for all unpermitted work if allowed by zoning OR obtain a demolition/ alteration permit to revert the structure back to its permitted condition and use.

DEADLINE: You are required to make the required corrective measures described above to comply with the provisions of the San Diego County Code/Zoning Ordinance by **April 7, 2025**. Failure to comply with this Notice of Violation will result in recordation of the notice of violation.

Should you have any questions or concerns, please contact the assigned Code Compliance Officer whose name and direct telephone number are shown at the bottom of this Notice.

Sincerely,

Frederick Robinson, Code Compliance Officer
Code Compliance Division, Planning & Development Services
E-mail: Frederick.Robinson@sdcounty.ca.gov Phone: (619) 964-8045

(Revised 5/19/2016)

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Planning & Development Services

AND WHEN RECORDED MAIL TO:

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Mail Station O650
Attn: Mitchell Levy, Code Compliance Officer

DOC# 2025-0107272



Apr 24, 2025 02:58 PM

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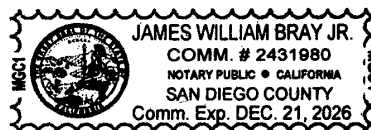
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature

(Revised 10/2018)





County of San Diego

VINCE NICOLETTI
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Sincerely,

Frederick Robinson, Code Compliance Officer
Code Compliance Division, Planning & Development Services
E-mail: Frederick.Robinson@sdcounty.ca.gov Phone: (619) 964-8045

(Revised 5/19/2016)

Legal Description of Property

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Diego, State of California, described as follows:

PARCEL A:

THE WESTERLY 128.00 FEET OF THAT PORTION OF THE NORTH 1/3 OF THE SOUTH 3/5 OF THE WEST HALF OF THE NORTH HALF OF THE EAST 100.00 ACRES OF LOT 9 IN RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE UNDER DECREE OF SUPERIOR COURT IN CASE ENTITLED "JUAN M. LUCO, ET AL, VS. COMMERCIAL BANK OF SAN DIEGO, ET AL" ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTH 1/3, DISTANT THEREON, SOUTH 89°51'00" EAST 256.31 FEET FROM THE NORTHWEST CORNER THEREOF, THENCE RETRACING ALONG SAID NORTH LINE, NORTH 89°51'00" WEST 256.31 FEET TO SAID NORTHWEST CORNER; THENCE SOUTH 0°22'30" EAST ALONG THE WEST LINE OF SAID EAST 100 ACRES, 179.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 110.00 FEET OF SAID NORTH 1/3; THENCE SOUTH 89°51'00" EAST ALONG SAID NORTH LINE 283.55 FEET TO AN INTERSECTION WITH A LINE DRAWN SOUTH 9°05'00" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 9°05'00" WEST, 181.90 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 89.69 FEET THEREOF.

PARCEL B:

AN EASEMENT FOR ROAD AND PUBLIC UTILITIES OVER THE NORTH 30.00 FEET OF THE SOUTH 150.00 FEET OF THE NORTH 1/3 OF THE SOUTH 3/5 OF THE WEST HALF OF THE NORTH HALF OF THE EAST 100.00 ACRES OF LOT 9 IN RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE UNDER DECREE OF SUPERIOR COURT IN CASE ENTITLED "JUAN M. LUCO, ET AL, VS. COMMERCIAL BANK OF SAN DIEGO, ET AL" ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY LINE OF HELIX STREET.

ALSO EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY LINE OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO EDWARD LEON, ET AL, RECORDED NOVEMBER 9, 1966 AS FILE NO. 177657 OF OFFICIAL RECORDS.

PARCEL C:

AN EASEMENT FOR ROAD AND PUBLIC UTILITIES OVER THE EASTERLY 30.00 FEET OF THE WESTERLY 143.00 FEET OF THAT PORTION OF THE NORTH 1/3 OF THE SOUTH 3/5 OF THE WEST HALF OF THE NORTH HALF OF THE EAST 100.00 ACRES OF LOT 9 IN RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE UNDER DECREE OF SUPERIOR COURT IN CASE ENTITLED "JUAN M. LUCO, ET AL, VS. COMMERCIAL BANK OF SAN DIEGO, ET AL" ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTH 1/3, DISTANT THEREON, SOUTH 89°51'00" EAST 256.31 FEET FROM THE NORTHWEST CORNER THEREOF, THENCE RETRACING ALONG SAID NORTH LINE, NORTH 89°51'00" WEST 256.31 FEET TO SAID NORTHWEST CORNER; THENCE

(Revised 10/2018)

SOUTH 0°22'30" EAST ALONG THE WEST LINE OF SAID EAST 100 ACRES, 179.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 110.00 FEET OF SAID NORTH 1/3; THENCE SOUTH 89°51'00" EAST ALONG SAID NORTH LINE 283.55 FEET TO AN INTERSECTION WITH A LINE DRAWN SOUTH 9°05'00" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 9°05'00" WEST, 181.90 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF THAT IS INCLUDED WITHIN PARCEL 1 HEREFINABOVE DESCRIBED.

PARCEL D:

AN EASEMENT FOR ROAD AND UTILITIES OVER, THE SOUTHERLY 30.00 FEET OF THAT PORTION OF THE NORTH 1/3 OF THE SOUTH 3/5 OF THE WEST HALF OF THE NORTH HALF OF THE EAST 100.00 ACRES OF LOT 9 IN RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE UNDER DECREE OF SUPERIOR COURT IN CASE ENTITLED "JUAN M. LUCO, ET AL, VS. COMMERCIAL BANK OF SAN DIEGO, ET AL." ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

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EXCEPT THE WESTERLY 143.00 FEET THEREOF.

APN: 578-071-34-00

(Revised 10/2018)