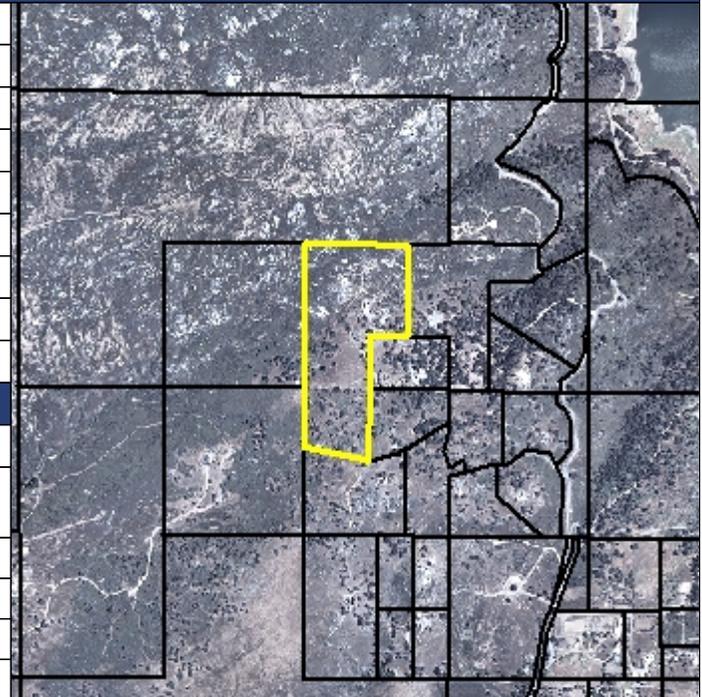




**COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
PROPERTY SUMMARY REPORT**

GENERAL PARCEL INFORMATION

| | |
|---------------------------|-----------------------|
| APN: | 246-061-25-00 |
| ADDRESS: | |
| PARCEL AREA: | 27.49 |
| CENSUS TRACT: | 208.07 |
| DOMAIN: | County of San Diego |
| PLANNING AREA: | North Mountain/Ramona |
| GENERAL PLAN DESIGNATION: | RURAL LANDS (RL-80) |
| EXPIRED PERMITS: | No |
| FLAGS: | No |



AGENCY INFORMATION *For agency contact information refer to PDS 804.*

| | |
|-----------------------------|---|
| EXISTING SEWER: | No |
| FIRE DISTRICT: | SAN DIEGO COUNTY FIRE PROTECTION DISTRICT |
| ELEMENTARY SCHOOL DISTRICT: | UNIFIED RAMONA |
| HIGH SCHOOL DISTRICT: | |
| WATER DISTRICT: | |
| SANITATION DISTRICT: | None |

CONSTRUCTION DESIGN INFORMATION

| | |
|---------------------------------------|--|
| FIRE HAZARD SEVERITY ZONE: | Very High <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcountry.ca.gov/pds/docs/pds198.pdf</i> |
| CEC CLIMATE ZONE: | 10 <i>Refer to PDS 409 for energy efficiency standards info. http://www.sdcountry.ca.gov/pds/docs/pds409.pdf</i> |
| CBC & CRC SEISMIC DESIGN CATEGORY: | , |
| ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE: | None |

STORMWATER MANAGEMENT INFORMATION

| | |
|--------------------------------|---|
| EXISTING STRUCTURAL BMP: | <i>Refer to Watershed Protection website for more information</i> |
| PRIORITY DEVELOPMENT PROJECT | |
| ENVIRONMENTALLY SENSITIVE AREA | No |
| HILLSIDE DEVELOPMENT | Yes |

LAND DEVELOPMENT INFORMATION

| | |
|-------------------------|--|
| FLOOD: | YES |
| DRAINAGE DISTRICT: | None <i>Refer to the drainage fee ordinance for more information. Drainage fee ordinance; Spring Valley Drainage ordinance.</i> |
| COUNTY MAINTAINED ROAD: | N/A |
| REGIONAL CATEGORY: | Rural |
| TIF REGIONAL CATEGORY: | |

For information regarding Transportation Impact Fees (TIF) visit the [TIF](#) webpage. For an estimate of TIF or Drainage fees please refer to the [DPW Impact Fee Calculator](#)

LEGAL LOT

| | |
|-------------------|--|
| LEGAL LOT STATUS: | |
|-------------------|--|



COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

ZONING INFORMATION BLOCK

| | | |
|---------------------------|---------------|--|
| USE REGULATIONS: | A72 | General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf |
| ANIMAL REGULATIONS: | O | Please refer to Part Three of the zoning ordinance for information regarding animal regulations. http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf |
| DENSITY: | None | Refer to Part Four section 4100 of the zoning ordinance for density information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| LOT SIZE: | 8AC | Minimum lot size. Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf Please note the County General Plan may be more restrictive for proposed subdivisions |
| BUILDING TYPE: | C | Residential: Single Detached (1 dwelling unit per lot). Mixed Residential/Nonresidential: Limited nonresidential Nonresidential: Detached & Attached <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information please refer to Part Four Section 4300 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| MAX FLOOR AREA: | None | Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| FLOOR AREA RATIO: | None | Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| HEIGHT: | G | Maximum height (feet): 35 Maximum number of stories: 2 <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4600 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| LOT COVERAGE: | None | Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| SETBACK: | C | FY: 60' ISY: 15' ESY: 35' RY: 25' <i>*Please note there may be special setbacks for solar and fire code setback may be more restrictive.</i> <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4800 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| OPEN SPACE: | None | <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> Refer to Part Four Section 4900 of the zoning ordinance for Open Space information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| SPECIAL AREA REGULATIONS: | A,FCI/A,POR S | Agriculture Preserve (section 5100-5110) <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf |

PURPOSE OF THIS HANDOUT

This report is intended to display general property characteristics to aid in preparing plans and documentation for submittal of a building permit application to the Building Services division of Planning & Development Services. Projects must comply with all applicable requirements as displayed on this report however, this report may not be a comprehensive list of all requirements. More information may be obtained at Planning & Development Services located at 5510 Overland Avenue, San Diego, CA 92123 or by visiting <http://www.sdcountry.ca.gov/pds/>.