



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

GENERAL PARCEL INFORMATION

APN:	129-420-04-00
ADDRESS:	13445 HILLDALE RD, VALLEY CENTER
PARCEL AREA:	2.22
CENSUS TRACT:	191.03
DOMAIN:	County of San Diego
PLANNING AREA:	Valley Center
GENERAL PLAN DESIGNATION:	RURAL LANDS (RL-20)
EXPIRED PERMITS:	No
FLAGS:	No



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

EXISTING SEWER:	No
FIRE DISTRICT:	VALLEY CENTER FIRE PROT DIST
ELEMENTARY SCHOOL DISTRICT:	UNIFIED VALLEY CENTER-PAUMA
HIGH SCHOOL DISTRICT:	
WATER DISTRICT:	VALLEY CENTER MUNICIPAL 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:	CBC D, CRC D2
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	None

STORMWATER MANAGEMENT INFORMATION

EXISTING STRUCTURAL BMP:	No <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:	NONE

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:	
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ZONING INFORMATION BLOCK

USE REGULATIONS:	A70	Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by animal 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:	L	<i>Please refer to Part Three of the zoning ordinance for information regarding animal regulations.</i> http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf
DENSITY:	None	<i>Refer to Part Four section 4100 of the zoning ordinance for density information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
LOT SIZE:	2AC	Minimum lot size. <i>Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf <i>Please note the County General Plan may be more restrictive for proposed subdivisions</i>
BUILDING TYPE:	C	Residential: Single Detached (1 dwelling unit per lot).Mixed Residential/Nonresidential: Limited nonresidentialNonresidential: Detached & Attached <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For additional information please refer to Part Four Section 4300 of the zoning ordinance.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
MAX FLOOR AREA:	None	<i>Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
FLOOR AREA RATIO:	None	<i>Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information.</i> 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> <i>For additional information refer to Part Four Section 4600 of the zoning ordinance.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
LOT COVERAGE:	None	<i>Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information.</i> 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> <i>For additional information refer to Part Four Section 4800 of the zoning ordinance.</i> 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> <i>Refer to Part Four Section 4900 of the zoning ordinance for Open Space information.</i> http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
SPECIAL AREA REGULATIONS:	None	<i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <i>For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance.</i> 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/>.