

Sierra Linda Dr Escondido, CA 92025



Miguel Nunez
—
& Associates

kw
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REALTY

Good Afternoon,

Development of the subject lots will require a biological report/study to be prepared as there is at the very least, some coastal sage scrub on the property. In addition, we believe there may be gnatcatchers as well. The other challenge with these lots is the access. In order to gain access to the property, authorization would need to be given by the Sonata HOA. As I recall, the other issue may be the aquaduct that runs through at least one of these parcels. The zoning for these lots are RE-40 (40,000 SF min lot size) and RE-80 (80,000 SF min lot size), with the lower lot being split-zoned. Please refer to the chart below regarding RE development standards.

Table 33-107

Building Requirements	R-A	R-E	R-1	R-2	R-3	R-4	R-5	R-T*
Building height (feet), except as otherwise provided in this chapter	35	35	35	35 ¹	35 ¹	75	75	35
Maximum building stories				2 ¹	3 ¹	4 ¹	4 ¹	
Minimum distance between residence and accessory buildings (feet)	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵	10 ⁵
Dwelling unit minimum floor area (square feet) ²	850	1,000	850	500	400	400	400	700
Maximum percent lot coverage by primary and accessory structures	20%	30%	40%	50%	none	none	none	60%
Maximum floor area ratio (FAR) ³	0.3	0.4 ⁴	0.5	0.6	0.7	0.8	0.9	none
Minimum square feet allowed for residential and parking regardless of the FAR	1,500	1,500	1,500	2,500	3,500	4,500	5,000	700

Sincerely,

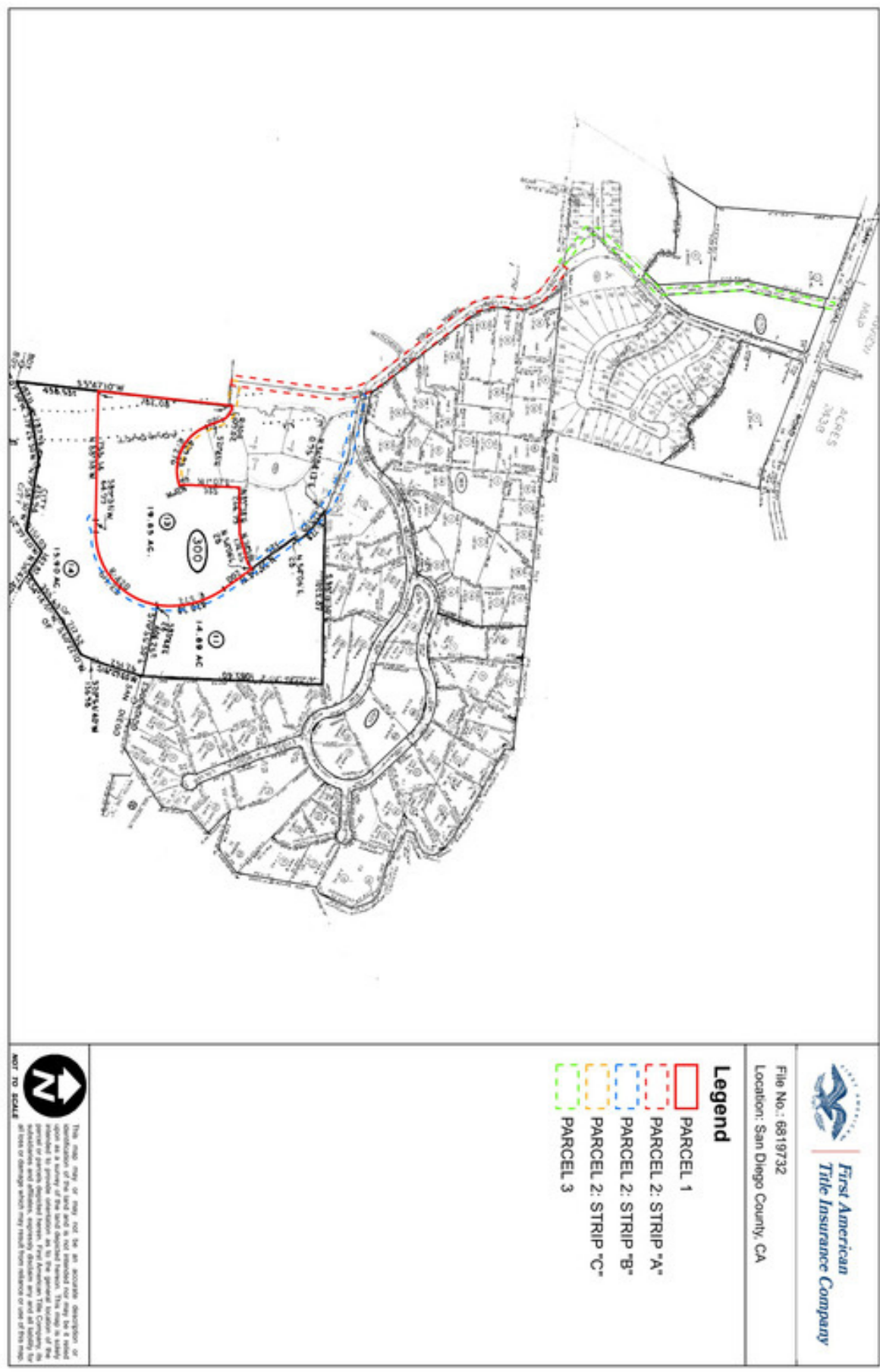


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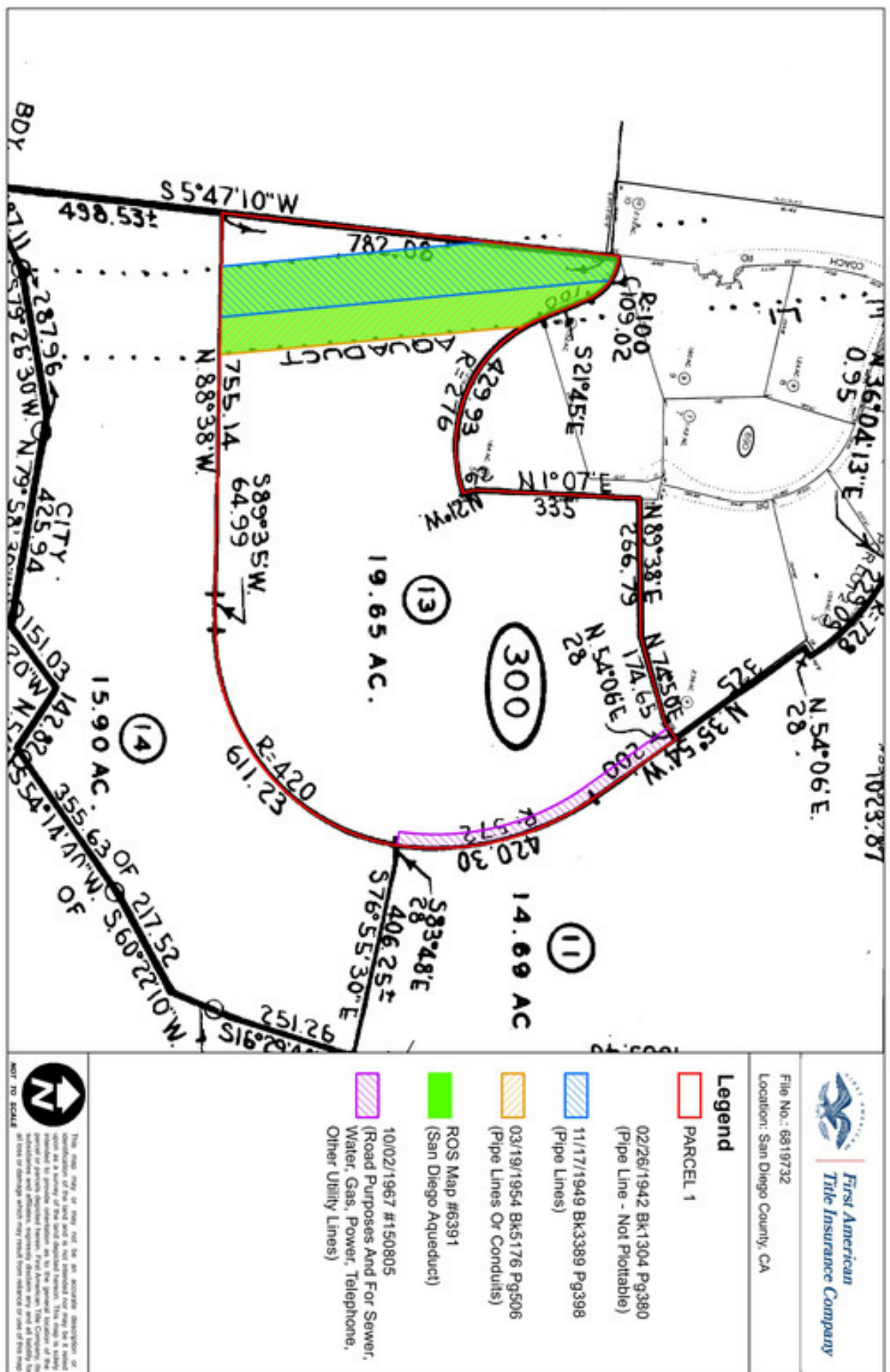
[Ver más de Hector Favela](#)



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First American
Title Insurance Company

File No.: 6819732
Location: San Diego County, CA

Legend

 PARCEL 1

02/26/1942 BK1304 Pg380
(Pipe Line - Not Plottable)

 11/17/1949 BK3389 Pg398
(Pipe Lines)

 03/19/1954 BK5176 Pg506
(Pipe Lines Or Conduits)

 ROS Map #6391
(San Diego Aqueduct)

 10/02/1967 #150805
(Road Purposes And For Sewer,
Water, Gas, Power, Telephone,
Other Utility Lines)


This map, map or map not be an accurate description of
distribution of the land and is not intended for any but a stated
purpose. It is a survey of the land depicted herein. This map is solely
intended to provide information as to the general location of the
subdivisions and features, including distances and all other data
all lines or distances which may result from reliance on any of this map.
NOT TO SCALE

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