



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

**GENERAL PARCEL INFORMATION**

APN:	512-100-49-00
ADDRESS:	2450 DEHESA RD, EL CAJON
PARCEL AREA:	2.44
CENSUS TRACT:	156.02
DOMAIN:	County of San Diego
PLANNING AREA:	Crest-Dehesa
GENERAL PLAN DESIGNATION:	SEMI-RURAL RESIDENTIAL (SR-1)
EXPIRED PERMITS:	Yes
FLAGS:	No



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

EXISTING SEWER:	No
FIRE DISTRICT:	SAN MIGUEL FIRE PROT DIST
ELEMENTARY SCHOOL DISTRICT:	GEN ELEM CAJON VALLEY UNION
HIGH SCHOOL DISTRICT:	HIGH GROSSMONT UNION
WATER DISTRICT:	HELIX WATER DISTRICT LAND
SANITATION DISTRICT:	

**CONSTRUCTION DESIGN INFORMATION**

FIRE HAZARD SEVERITY ZONE:	Very High <i>Refer to PDS 198 for fire resistive construction info. <a href="http://www.sdcounty.ca.gov/pds/docs/pds198.pdf">http://www.sdcounty.ca.gov/pds/docs/pds198.pdf</a></i>
CEC CLIMATE ZONE:	10 <i>Refer to PDS 409 for energy efficiency standards info. <a href="http://www.sdcounty.ca.gov/pds/docs/pds409.pdf">http://www.sdcounty.ca.gov/pds/docs/pds409.pdf</a></i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D0
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

**STORMWATER MANAGEMENT INFORMATION**

EXISTING STRUCTURAL BMP:	No <i>Refer to <a href="#">Watershed Protection</a> website for more information</i>
PRIORITY DEVELOPMENT PROJECT	No
ENVIRONMENTALLY SENSITIVE AREA	Yes
HILLSIDE DEVELOPMENT	Yes

**LAND DEVELOPMENT INFORMATION**

FLOOD:	NO
DRAINAGE DISTRICT:	DIST. 5 (BOSTONIA) <i>Refer to the drainage fee ordinance for more information. <a href="#">Drainage fee ordinance</a>; <a href="#">Spring Valley Drainage ordinance</a>.</i>
COUNTY MAINTAINED ROAD:	Abuts County Maintained Road
REGIONAL CATEGORY:	Semi-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:	RR	Rural Residential. Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allowed by Use Permit. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> <a href="http://www.sdcounty.ca.gov/pds/zoning/z2000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z2000.pdf</a>
ANIMAL REGULATIONS:	J	Please refer to Part Three of the zoning ordinance for information regarding animal regulations. <a href="http://www.sdcounty.ca.gov/pds/zoning/z3000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z3000.pdf</a>
DENSITY:	-	If "-" refer to general plan designation. Refer to Part Four section 4100 of the zoning ordinance for density information. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a>
LOT SIZE:	1AC	Minimum lot size. Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a> 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. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a>
MAX FLOOR AREA:	N/A	Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a>
FLOOR AREA RATIO:	N/A	Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a>
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. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a>
LOT COVERAGE:	N/A	Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a>
SETBACK:	B	FY: 60' ISY: 15' ESY: 35' RY: 50' <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. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a>
OPEN SPACE:	N/A	<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. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a>
SPECIAL AREA REGULATIONS:	N/A	A "-" indicates no special area regulations. <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. <a href="http://www.sdcounty.ca.gov/pds/zoning/z5000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z5000.pdf</a>

## 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.sdcounty.ca.gov/pds/>.