



COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION

APN:	105-075-06-00
ADDRESS:	974 VIA HILLVIEW , FALLBROOK
PARCEL AREA:	4.4
CENSUS TRACT:	189.03
DOMAIN:	County of San Diego
PLANNING AREA:	Fallbrook
GENERAL PLAN DESIGNATION:	VILLAGE RESIDENTIAL (VR-2)
EXPIRED PERMITS:	No
FLAGS:	No



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

EXISTING SEWER:	No
FIRE DISTRICT:	NORTH COUNTY FIRE PROT DIST
ELEMENTARY SCHOOL DISTRICT:	GEN ELEM FALLBROOK UNION
HIGH SCHOOL DISTRICT:	HIGH FALLBROOK UNION
WATER DISTRICT:	
SANITATION DISTRICT:	None

CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	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:	Village
TIF REGIONAL CATEGORY:	VILLAGE
<i>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</i>	

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> http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf
ANIMAL REGULATIONS:	J	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:	.5AC	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:	G	FY: 50' ISY: 10' ESY: 35' RY: 40' <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:	C	Airport Land Use Compatibility Plan Area (section 5250-5260) <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/>.