COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION	
APN:	264-042-29-00
ADDRESS:	20063 ELFIN FOREST LN, ELFIN FOREST
PARCEL AREA:	2.5
CENSUS TRACT:	171.12
DOMAIN:	County of San Diego
PLANNING AREA:	San Dieguito
GENERAL PLAN DESIGNATION:	SEMI-RURAL RESIDENTIAL (SR-4)
EXPIRED PERMITS:	Yes
FLAGS:	No
AGENCY INFORMATION *For agency contact information refer to PDS 804*	
EXISTING SEWER:	No
FIRE DISTRICT:	RANCHO SANTA FE FIRE PROT DIST
ELEMENTARY SCHOOL DISTRICT:	GEN ELEM RANCHO SANTA FE
HIGH SCHOOL DISTRICT:	HIGH SAN DIEGUITO UNION
WATER DISTRICT:	OLIVENHAIN MUNICIPAL WATER DISTRICT
SANITATION DISTRICT:	None

Image Not Available

CONSTRUCTION DESIGN INFORMATION	
FIRE HAZARD SEVERITY ZONE:	Very High *Refer to PDS 198 for fire resistive construction info. http://www.sdcounty.ca.gov/pds/docs/pds198.pdf*
CEC CLIMATE ZONE:	10 *Refer to PDS 409 for energy efficiency standards info. http://www.sdcounty.ca.gov/pds/docs/pds409.pdf*
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	None
STORMWATER MANAGEMENT INFORMATION	
EXISTING STRUCTURAL BMP:	No *Refer to Watershed Protection website for more information*
PRIORITY DEVELOPMENT PROJECT	
ENVIRONMENTALLY SENSITIVE AREA	No
HILLSIDE DEVELOPMENT	Yes
LAND DEVELOPMENT INFORMATION	
FLOOD:	YES
DRAINAGE DISTRICT:	None *Refer to the drainage fee ordinance for more information. Drainage fee ordinance; Spring Valley Drainage ordinance.*
COUNTY MAINTAINED ROAD:	N/A
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. *If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.* *http://www.sdcounty.ca.gov/pds/zoning/z2000.pdf*
ANIMAL REGULATIONS:	V	*Please refer to Part Three of the zoning ordinance for information regarding animal regulations.http://www.sdcounty.ca.gov/pds/zoning/z3000.pdf*
DENSITY:	None	*Refer to Part Four section 4100 of the zoning ordinance for density information.* *http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf*
LOT SIZE:	2AC	Minimum lot size. *Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information.* *http://www.sdcounty.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 nonresidentialNonresidential: Detached & Attached *If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.* *For additional information please refer to Part Four Section 4300 of the zoning ordinance.http://www.sdcounty.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.sdcounty.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.sdcounty.ca.gov/pds/zoning/z4000.pdf*
HEIGHT:	G	Maximum height (feet): 35 Maximum number of stories: 2 *If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.* *For additional information refer to Part Four Section 4600 of the zoning ordinance.http://www.sdcounty.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.sdcounty.ca.gov/pds/zoning/z4000.pdf*
SETBACK:	B	FY: 60' ISY: 15' ESY: 35' RY: 50' **Please note there may be special setbacks for solar and fire code setback may be more restrictive.* *If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.* *For additional information refer to Part Four Section 4800 of the zoning ordinance.http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf*
OPEN SPACE:	None	*If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.* *Refer to Part Four Section 4900 of the zoning ordinance for Open Space information.* *http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf*
SPECIAL AREA REGULATIONS:	None	*If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.* *For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance.* *http://www.sdcounty.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.sdcounty.ca.gov/pds/.