



COUNTY OF SAN DIEGO  
PLANNING & DEVELOPMENT SERVICES  
PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION

|                           |                              |
|---------------------------|------------------------------|
| APN:                      | 284-173-36-00                |
| ADDRESS:                  | 931 H ST, RAMONA             |
| PARCEL AREA:              |                              |
| CENSUS TRACT:             | 208.13                       |
| DOMAIN:                   | County of San Diego          |
| PLANNING AREA:            | Ramona                       |
| GENERAL PLAN DESIGNATION: | VILLAGE RESIDENTIAL (VR-7.3) |
| EXPIRED PERMITS:          | Yes                          |
| FLAGS:                    | No                           |

Image Not Available

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

|                             |                                           |
|-----------------------------|-------------------------------------------|
| EXISTING SEWER:             | Yes                                       |
| FIRE DISTRICT:              | SAN DIEGO COUNTY FIRE PROTECTION DISTRICT |
| ELEMENTARY SCHOOL DISTRICT: | UNIFIED RAMONA                            |
| HIGH SCHOOL DISTRICT:       |                                           |
| WATER DISTRICT:             | RAMONA MUNICIPAL WATER DISTRICT           |
| SANITATION DISTRICT:        | None                                      |

CONSTRUCTION DESIGN INFORMATION

|                                       |                                                                                                                                                                                     |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FIRE HAZARD SEVERITY ZONE:            | None<br><i>Refer to PDS 198 for fire resistive construction info. <a href="http://www.sdcountry.ca.gov/pds/docs/pds198.pdf">http://www.sdcountry.ca.gov/pds/docs/pds198.pdf</a></i> |
| CEC CLIMATE ZONE:                     | 10<br><i>Refer to PDS 409 for energy efficiency standards info. <a href="http://www.sdcountry.ca.gov/pds/docs/pds409.pdf">http://www.sdcountry.ca.gov/pds/docs/pds409.pdf</a></i>   |
| CBC & CRC SEISMIC DESIGN CATEGORY:    | CBC D, CRC D1                                                                                                                                                                       |
| ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE: | None                                                                                                                                                                                |

STORMWATER MANAGEMENT INFORMATION

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

LAND DEVELOPMENT INFORMATION

|                         |                                                                                                                                                                    |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FLOOD:                  | YES                                                                                                                                                                |
| DRAINAGE DISTRICT:      | None<br><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:      | Village                                                                                                                                                            |
| TIF REGIONAL CATEGORY:  | VILLAGE                                                                                                                                                            |

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: |  |
|-------------------|--|



# COUNTY OF SAN DIEGO

## PLANNING & DEVELOPMENT SERVICES

### PROPERTY SUMMARY REPORT

#### ZONING INFORMATION BLOCK

|                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| USE REGULATIONS:          | RS   | Single Family, Duplex, Multi and Variable Family Residential. Family Residential is the principle, dominate use and civic uses are conditionally allowed by Use Permit.<br><i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i><br><a href="http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf</a>                                                                            |
| ANIMAL REGULATIONS:       | Q    | Please refer to Part Three of the zoning ordinance for information regarding animal regulations. <a href="http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf</a>                                                                                                                                                                                                                                                                                               |
| DENSITY:                  | None | Refer to Part Four section 4100 of the zoning ordinance for density information.<br><a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>                                                                                                                                                                                                                                                                                                            |
| LOT SIZE:                 | 6000 | Minimum lot size.<br>Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information.<br><a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a><br>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<br>Nonresidential: Detached & Attached<br><i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i><br>For additional information please refer to Part Four Section 4300 of the zoning ordinance. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a> |
| MAX FLOOR AREA:           | None | Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information.<br><a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>                                                                                                                                                                                                                                                                                                     |
| FLOOR AREA RATIO:         | None | Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information.<br><a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>                                                                                                                                                                                                                                                                                                   |
| HEIGHT:                   | G    | Maximum height (feet): 35<br>Maximum number of stories: 2<br><i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i><br>For additional information refer to Part Four Section 4600 of the zoning ordinance. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>                                                                                                      |
| LOT COVERAGE:             | None | Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information.<br><a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>                                                                                                                                                                                                                                                                                                       |
| SETBACK:                  | J    | FY: 50' ISY: 5' ESY: 35' RY: 25'<br><i>*Please note there may be special setbacks for solar and fire code setback may be more restrictive.</i><br><i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i><br>For additional information refer to Part Four Section 4800 of the zoning ordinance. <a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>                 |
| 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><br>Refer to Part Four Section 4900 of the zoning ordinance for Open Space information.<br><a href="http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf">http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf</a>                                                                                                                                                                |
| SPECIAL AREA REGULATIONS: | C    | Airport Land Use Compatibility Plan Area (section 5250-5260)<br><i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i><br>For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance.<br><a href="http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf">http://www.sdcountry.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.sdcountry.ca.gov/pds/>.