



COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION

APN:	281-540-06-00	✖
ADDRESS:	2419 MONTECITO RD, RAMONA	
PARCEL AREA:	0.91	
CENSUS TRACT:	208.01	
DOMAIN:	County of San Diego	
PLANNING AREA:	Ramona	
GENERAL PLAN DESIGNATION:	HIGH IMPACT INDUSTRIAL	
EXPIRED PERMITS:	No	
FLAGS:	No	

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

EXISTING SEWER:	No
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:	Very 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 D1
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	

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:	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:	M54	General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> http://www.sdcounty.ca.gov/pds/zoning/z2000.pdf
ANIMAL REGULATIONS:	T	<i>Please refer to Part Three of the zoning ordinance for information regarding animal regulations.</i> http://www.sdcounty.ca.gov/pds/zoning/z3000.pdf
DENSITY:	None	<i>Refer to Part Four section 4100 of the zoning ordinance for density information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
LOT SIZE:	6000	Minimum lot size. <i>Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf <i>Please note the County General Plan may be more restrictive for proposed subdivisions</i>
BUILDING TYPE:	W	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> <i>For additional information please refer to Part Four Section 4300 of the zoning ordinance.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
MAX FLOOR AREA:	None	<i>Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
FLOOR AREA RATIO:	None	<i>Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information.</i> http://www.sdcounty.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> <i>For additional information refer to Part Four Section 4600 of the zoning ordinance.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
LOT COVERAGE:	None	<i>Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
SETBACK:	P	FY: 50' ISY: 0(n)' ESY: 35' RY: 15(o)' <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> <i>For additional information refer to Part Four Section 4800 of the zoning ordinance.</i> http://www.sdcounty.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> <i>Refer to Part Four Section 4900 of the zoning ordinance for Open Space information.</i> http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
SPECIAL AREA REGULATIONS:	B,C	Community Design Review Area (section 5750-5799) 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> <i>For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance.</i> 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/>.