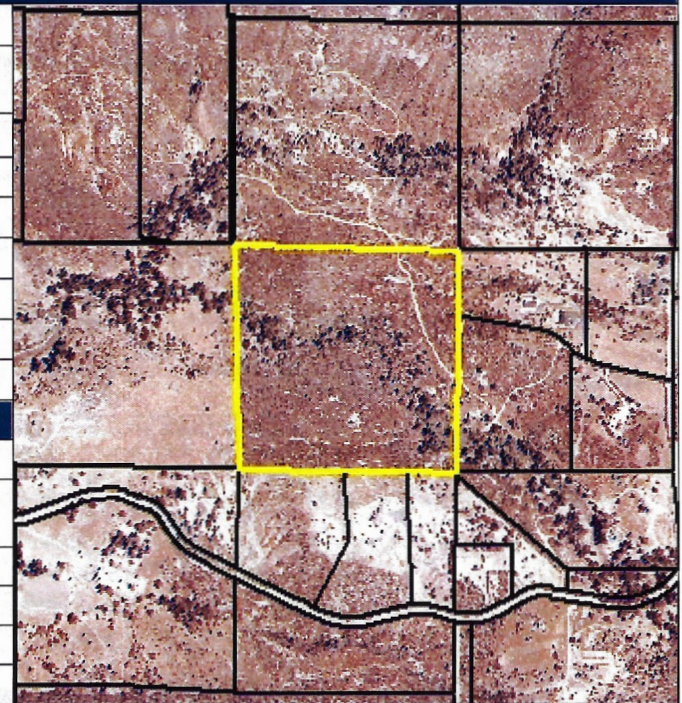




**COUNTY OF SAN DIEGO  
PLANNING & DEVELOPMENT SERVICES  
PROPERTY SUMMARY REPORT**

**GENERAL PARCEL INFORMATION**

APN:	286-192-09-00
ADDRESS:	18890 OLD JULIAN TRL, RAMONA
PARCEL AREA:	40.14
CENSUS TRACT:	208.07
DOMAIN:	County of San Diego
PLANNING AREA:	Ramona
GENERAL PLAN DESIGNATION:	RURAL LANDS (RL-40)
EXPIRED PERMITS:	Yes
FLAGS:	Yes



**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:	
SANITATION DISTRICT:	None

**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 D1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	None

**STORMWATER MANAGEMENT INFORMATION**

EXISTING STRUCTURAL BMP:	No <i>Refer to <a href="#">Watershed Protection</a> 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. <a href="#">Drainage fee ordinance</a>; <a href="#">Spring Valley Drainage ordinance</a>.</i>
COUNTY MAINTAINED ROAD:	N/A
REGIONAL CATEGORY:	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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**COUNTY OF SAN DIEGO  
PLANNING & DEVELOPMENT SERVICES  
PROPERTY SUMMARY REPORT**

**ZONING INFORMATION BLOCK**

USE REGULATIONS:	A72	General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations. <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:	O	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:	None	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:	8AC	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 nonresidentialNonresidential: 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:	None	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:	None	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:	None	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:	C	FY: 60' ISY: 15' ESY: 35' RY: 25' <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:	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. <a href="http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf">http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf</a>
SPECIAL AREA REGULATIONS:	A,POR S	Agriculture Preserve (section 5100-5110) <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/>.

## ACCESSORY USE REGULATIONS

### 6150 TITLE AND PURPOSE.

The provisions of Section 6150 through 6199, inclusive, shall be known as the Accessory Use Regulations. The purpose of these provisions is to establish the relationship among the principal and accessory uses and the criteria for regulating accessory uses.

### 6152 ACCESSORY USES ENCOMPASSED BY PRINCIPAL USE.

In addition to the principal uses expressly included in the Use Regulations, each zone subject to such Use Regulations shall be deemed to include such accessory uses which are specifically identified by these Accessory Use Regulations; and such other accessory uses which are necessarily and customarily associated with, and are appropriate, incidental and subordinate to, such principal uses. When provided by these regulations, it shall be the responsibility of the Director to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the principal use, based on the Director's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the principal uses and the relationship between the proposed accessory use and the principal use. Such determinations which are made by the Director shall be subject to the Administrative Appeal Procedure commencing at Section 7200. It shall be unlawful to establish or maintain any accessory use and/or accessory structure on any lot where there is no lawfully established principal use on the same lot.

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

### 6154 ACCESSORY USES SUBJECT TO CONTROLS.

Accessory uses shall be controlled in the same manner as the principal uses within each zone, except as otherwise provided by these regulations.

### 6156 RESIDENTIAL AND AGRICULTURAL USE TYPES.

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Residential and Agricultural Use Types are permitted:

- a. Attached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses.
  1. The total area allowed on a lot shall be limited to 25% of the living area of principal residence, or as follows, whichever is greater:

Lot Size (gross)	Att. Accessory Structure area
< 1 ac	1,000 sf
1 ac - <2 ac	1,500 sf
2 ac - <4 ac	2,000 sf
4 ac or larger	3,000 sf

2. If the portion of the structure in which the attached garage or carport is located is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as an integral part of the principal residence or approved habitable use such as guest living quarters.
  3. Additional area may be permitted by issuance of an Administrative Permit with notice provided pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6.
  4. For properties on which more than one detached residence is allowed per legal lot pursuant to Section 4310 (not including a Second Dwelling Unit pursuant to subsection x.), the total attached garage area, based upon lot size, per a.1 above, shall be allowed for each residence.
- b. Detached Poolhouses, Art or Music Studios, and Recreation Rooms. One detached poolhouse, art or music studio, or recreation room is permitted, provided the structure meets main building setbacks and is not designed for use as a guest living quarters or commercial use, unless permitted by the applicable requirements of the Use Regulations. Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The size of detached Poolhouses, Art or Music Studios, and Recreation Rooms shall be combined with the total allowable square footage of detached private garages and carports, storage buildings, workshops, hobby shops, and other similar non-habitable structures for purposes of size limitations specified in paragraph g below.
- c. Children's Playhouses, Patios, Porches, Gazebos, etc. Structures which are permitted to encroach into required yards per Section 4835 are limited to 12 feet in height.
- d. Radio and Television Receiving Antennas, Dish Antennas.
- e. Greenhouse. In the RR, A70 and A72, and S92 Use Regulations a greenhouse is allowed. In all other Residential Use Regulations, and the S88 Use Regulations where residential uses occur, a greenhouse is limited to 500 square feet unless an Administrative Permit is approved to increase the size. A greenhouse proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan. A greenhouse in any of the Use Regulations listed above shall comply with the applicable setback and Building Code requirements. The building official shall determine if a building permit is required for a greenhouse.
- f. Silos, Windmills and Tank Houses.
- g. Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, Barns, Agricultural Buildings and other similar non-habitable uses (non business purposes). Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The combined area of all such structures, together with the structures authorized by subsection b above, shall be limited as follows:

1. The total area of all detached accessory structures shall be limited to 25% of the living area of the principal residence, or as follows, whichever is greater:

Lot Size (gross)	Det. Accessory Structures in all Res, Ag & S92 Zones (formerly 6156.g and 6156.h)
< 1/2 ac	1,450 sf <i>(only in zones subject to a Residential Use Regulation and in the S88 Use Regulations where residential uses occur)</i>
< 1 ac	2,000 sf
1 ac - <2 ac	3,000 sf
2 ac - <4 ac	4,000 sf
4 ac - <8 ac	5,600 sf
8 ac - <12 ac	6,400 sf
12 ac - <16 ac	7,200 sf
16 ac or more	8,000 sf

(Note that detached accessory structures are subject to setbacks specified in Section 4842. Buildings not meeting the setback requirement of Section 4842 are limited to a combined area of 1000 square feet). Buildings proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan.

2. Limited to one story not to exceed 12 feet maximum height. May have 2 stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters. However, a one story accessory structure designed to store a recreational vehicle (RV) may exceed 12 feet in height, not exceeding 16 feet, if the accessory structure meets the main building setbacks.



## AGRICULTURAL USE TYPES

### 1700 GENERAL DESCRIPTION OF AGRICULTURAL USE TYPES.

Agricultural use types include the on-site production of plant and animal products by agricultural methods. They also include certain use accessory to the above as specified in Section 6150, Accessory Use Regulations. Prior to establishing an agricultural use on a property, all applicable provisions of the County Grading Ordinance (Title 8, Division 7 of the County Code) including Agricultural Grading and Agricultural Clearing shall be met.

(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

### 1710 HORTICULTURE

Horticulture refers to premises primarily devoted to horticultural and floricultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes. The following are Horticulture use types:

- a. Horticulture: Cultivation. Cultivation of plants for wholesale sales.
- b. Horticulture: Storage. Storage of plants, primarily in containers, for wholesale sales.

### 1715 TREE CROPS.

The Tree Crops use type refers to premises primarily devoted to the cultivation for sale at wholesale of tree-grown agricultural products such as avocados, walnuts and citrus fruits.

### 1720 ROW AND FIELD CROPS.

The Row and Field Crops use type refers to premises primarily devoted to the cultivation for sale at wholesale of agricultural products grown in regular or scattered patterns such as vines, field, forage and other plant crops intended to provide food or fibers.

### 1725 ANIMAL RAISING.

The Animal Raising use type refers to premises where animals are fed or kept for personal use, animal products, animal increase, value increase, for 4-H or other agricultural organization projects by the owner or occupant of the premises. Typical uses include horsekeeping for personal use and chicken or cattle ranches.

(Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)

### 1730 LARGE COMMERCIAL ORGANIC PROCESSING.

The Large Commercial Organic Processing use type refers to the organic material processing as a primary use for commercial scale operations to divert organic materials from landfills.

(Amended by Ord. No. 7817 (N.S.) adopted 9-26-90)  
 (Amended by Ord. No. 10807 (N.S.) adopted 9-14-2022)





County of San Diego, Planning & Development Services  
**POLICY G-3**  
**DETERMINATION OF LEGAL PARCEL**  
**ZONING DIVISION**

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**PURPOSE:**

Establish guidelines to be used in determining a legal parcel when issuing a building permit or accepting applications for other approval to develop property.

**POLICY:**

- A. When a parcel complies with the minimum zoning area requirements, one of the following may be acceptable as evidence of a legal parcel with certain exceptions. (See Section B.)
1. A lot shown on a Final Map. (Major Subdivision Map)
  2. A lot or parcel shown on a Record of Survey approved by the Board of Supervisors or the Planning Commission.
  3. A parcel shown on a Parcel Map or Certificate of Compliance recorded in lieu of a Parcel Map.
  4. A parcel described in a recorded Certificate of Compliance.
  5. A parcel shown on an approved Division of Land Plat.
  6. A parcel shown on a Lot Legalization Plat. (Used as evidence of legal parcel prior to Certificate of Compliance.)
  7. A parcel shown on an approved Boundary Adjustment Plat.
  8. A parcel described in a Grant Deed or other bonafide conveyance document recorded prior to **February 1, 1972**. The deed/document does not have to be in the name of the present owner. However, it must describe the perimeter boundaries of the subject property and **no other contiguous property**. (See Paragraph C below.) **The legal description and County Recorder's information (date and recording number) must be legible to County staff. The Deed need not be an original nor a certified copy.**

Assessor Recorder  
1600 Pacific Highway  
San Diego, CA 92101

Santee  
10144 Mission Gorge Road  
Santee, Ca 92071

San Marcos  
151 E. Carmel Street  
San Marcos, CA 92078

Kearny Mesa  
9225 Clairemont Mesa Blvd  
San Diego, CA 92123

Chula Vista  
590 Third Avenue  
Chula Vista, CA 91910

B. Exceptions to this policy are as follows:

1. A recorded Subdivision Map (Major or Minor) invalidates any and all underlying lots or parcels previously established by any other legal means.



**County of San Diego, PDS, Zoning Division**  
**POLICY G-3, DETERMINATION OF LEGAL PARCEL**

*Continued*

2. A Deed recorded prior to February 1, 1972, as a Condition of Approval of a Boundary Adjustment does not constitute a legal lot for the exchange of land as shown on the plat.
3. A Deed recorded prior to February 1, 1972, which would have caused a Major Subdivision to be recorded by the Grantor (Five [5] or more lots).
4. A parcel, which in the Department's opinion, based on design, size, lack of public services, etc. was not intended as a building site.

C. A Certificate of Compliance must be obtained for:

1. Any parcel meeting A-4 through A-8 above, which subsequently merged with adjacent parcels as a result of some action taken by the County. (See Section 81.106 of the County Subdivision Ordinance for permitted unmergers)
2. Any request for a Legal Parcel determination that involves an interpretation of the Map Act and/or the County Subdivision Ordinance.
3. Any parcel which in the Department's opinion, based on design, size, lack of public services, etc. was not intended as a building site.
4. Any determination involving more than a routine staff review and decision.
5. Any request for a written determination.
6. A parcel which is completely surrounded by lots already determined to have been legally created.
7. If a building permit for structural development (such as a building permit for a dwelling unit, or a permit for a new garage, or a permit for an addition to the existing dwelling) for a parcel has been issued.

D. Undersized Parcels:

1. When a parcel does not meet minimum zoning area requirements, it will be necessary to verify that it complies with Section 4220 of The Zoning Ordinance, including:
  - a. The parcel was created by A-1 through A-7 above; or
  - b. The parcel was described on a recorded Grant Deed, or other bonafide conveyance document recorded prior to the date the parcel was **first zoned** the zone classification which caused it to be undersized. However, it must describe the perimeter boundaries of the subject property and **no other contiguous property**. The deed or document must also be recorded prior to **February 1, 1972** (see Paragraph C-3 and -4, above). If the parcel was created by deed, recorded prior to February 1, 1972, but in violation of The Zoning Ordinance, the owner must be successful in obtaining a zone reclassification or a zone variance.