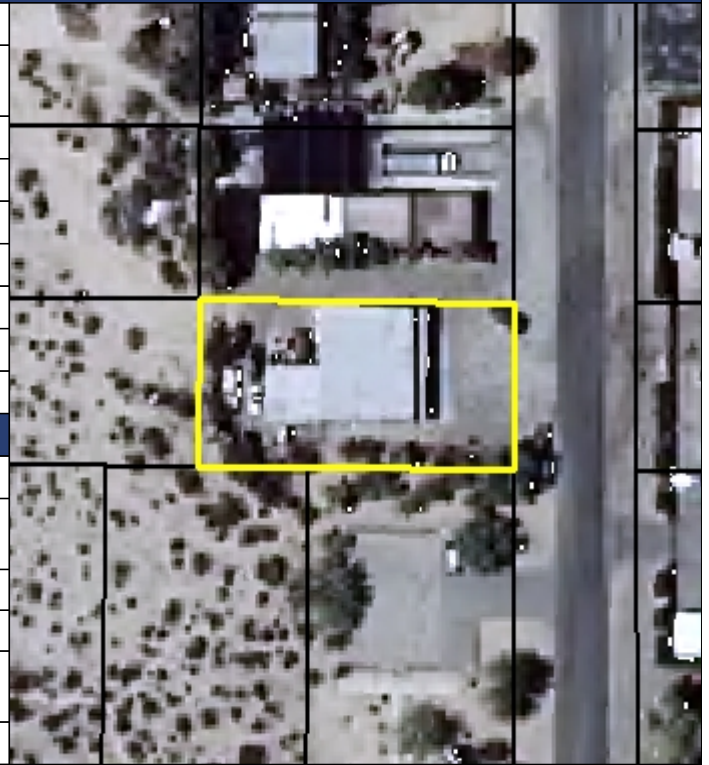




# COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

## GENERAL PARCEL INFORMATION

|                           |                                  |
|---------------------------|----------------------------------|
| APN:                      | 198-056-04-00                    |
| ADDRESS:                  | 2476 STIRRUP RD, BORREGO SPRINGS |
| PARCEL AREA:              |                                  |
| CENSUS TRACT:             | 210.02                           |
| DOMAIN:                   | County of San Diego              |
| PLANNING AREA:            | Desert                           |
| GENERAL PLAN DESIGNATION: | RURAL COMMERCIAL                 |
| 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 BORREGO SPRINGS                   |
| HIGH SCHOOL DISTRICT:       |                                           |
| WATER DISTRICT:             | BORREGO (CALIF) WATER DIST. LAND          |
| 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:                     | 15<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 D2                                                                                                                                                                       |
| 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:  | 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:



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

## ZONING INFORMATION BLOCK

|                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| USE REGULATIONS:          | C38  | Service Commercial. General commercial, wholesaling and service uses. Industrial uses conforming to performance and power standards permitted. Residences may be permitted as secondary uses.<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:       | J    | 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:                 | None | 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:            | W    | 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:                  | O    | FY: 50' ISY: 0(h)' ESY: 35' RY: 25(m)<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: | B,C  | Community Design Review Area (section 5750-5799)<br>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/>.