



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

GENERAL PARCEL INFORMATION

APN:	103-222-24-00
ADDRESS:	213 W ELDER ST, FALLBROOK
PARCEL AREA:	
CENSUS TRACT:	189.04
DOMAIN:	County of San Diego
PLANNING AREA:	Fallbrook
GENERAL PLAN DESIGNATION:	VILLAGE CORE MIXED USE
EXPIRED PERMITS:	No
FLAGS:	No



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

EXISTING SEWER:	No
FIRE DISTRICT:	NORTH COUNTY FIRE PROT DIST
ELEMENTARY SCHOOL DISTRICT:	GEN ELEM FALLBROOK UNION
HIGH SCHOOL DISTRICT:	HIGH FALLBROOK UNION
WATER DISTRICT:	
SANITATION DISTRICT:	FALLBROOK PUBLIC UTILITY

CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	Urban Unzoned <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcounty.ca.gov/pds/docs/pds198.pdf</i>
CEC CLIMATE ZONE:	10 <i>Refer to PDS 409 for energy efficiency standards info. http://www.sdcounty.ca.gov/pds/docs/pds409.pdf</i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

STORMWATER MANAGEMENT INFORMATION

EXISTING STRUCTURAL BMP:	No <i>Refer to Stormwater website for more information</i>
PRIORITY DEVELOPMENT PROJECT	No
ENVIRONMENTALLY SENSITIVE AREA	No
HILLSIDE DEVELOPMENT	Yes

LAND DEVELOPMENT INFORMATION

FLOOD:	NO
DRAINAGE DISTRICT:	N/A <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:	Village
TIF REGIONAL CATEGORY:	VILLAGE CORE

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:	FBV3	If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf
ANIMAL REGULATIONS:	N/A	If "-"refer to general plan designation. Please refer to Part Three of the zoning ordinance for information regarding animal regulations. http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf
DENSITY:	-	If "-"refer to general plan designation. Refer to Part Four section 4100 of the zoning ordinance for density information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
LOT SIZE:	N/A	Minimum lot size. Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf Please note the County General Plan may be more restrictive for proposed subdivisions
BUILDING TYPE:	N/A	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.sdcountry.ca.gov/pds/zoning/z4000.pdf
MAX FLOOR AREA:	SEE OR	Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
FLOOR AREA RATIO:	SEE OR	Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
HEIGHT:	N/A	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.sdcountry.ca.gov/pds/zoning/z4000.pdf
LOT COVERAGE:	SEE	Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf
SETBACK:	N/A	*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.sdcountry.ca.gov/pds/zoning/z4000.pdf
OPEN SPACE:	N/A	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.sdcountry.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) 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.sdcountry.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.sdcountry.ca.gov/pds/>.