

County of San Diego
Housing Element Inventory
Ramona

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
R1-1	2822616200	1.4	Vacant	VR24	24	26	2 small sheds on the site
R1-1	2822616000	3.4	Vacant	VR24	24	65	
R1-1	2822613400	2.4	Vacant	VR15	15	28	
R1-2	2822627500	1.4	Vacant	VR24	24	26	vernal pool on half of property; only half the acreage counted and reflected in graphics
R1-2	2822627400	1.01	Vacant	VR24	24	19	
R1-2	2822621500	0.45	Vacant	VR24	24	8	
R1-3	2822633000	1.09	Vacant	VR15	15	13	
R1-4	2822633100	0.46	Vacant	VR15	15	5	
R2-1	2821300500	2.92	Vacant	VR15	15	35	
R2-1	2821306800	1.4	Vacant	VR15	15	16	Split designated parcel - 1.4ac in VR15
R2-1	2821301300	1.47	Vacant	VR20	20	23	
R2-2	2821306200	0.22	Vacant	VR20	20	3	
R2-2	2821306100	0.22	Vacant	VR20	20	3	
R2-2	2821306000	0.21	Vacant	VR20	20	3	
R2-2	2821305900	0.25	Vacant	VR20	20	4	
R2-2	2821305800	0.23	Vacant	VR20	20	3	
R2-2	2821305600	0.21	Vacant	VR20	20	3	
R2-2	2821305500	0.2	Vacant	VR20	20	3	
R2-2	2821301800	0.71	Vacant	VR20	20	11	
R2-2	2821301700	0.77	Vacant	VR20	20	12	
R2-3	2821302500	0.71	Vacant	General Commercial (C34)	15	8	
R2-3	2821302400	0.5	Vacant	General Commercial (C34)	15	5	small shed on the lot
R2-3	2821302300	0.42	Vacant	General Commercial (C34)	15	4	

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
<i>R2-3</i>	<i>2821302200</i>	<i>0.95</i>	<i>Vacant</i>	<i>General Commercial (C34)</i>	<i>15</i>	<i>11</i>	
<i>R2-3</i>	<i>2821301900</i>	<i>2.24</i>	<i>Vacant</i>	<i>General Commercial (C34)</i>	<i>15</i>	<i>32</i>	
R2-3	2821302000	0.91	Vacant	<i>General Commercial (C34)</i>	15	10	
R2-3	2821302100	0.91	Vacant	<i>General Commercial (C34)</i>	15	10	
R2-4	2821503900	0.8	Vacant	VR15	15	9	Split designated parcel - 0.8ac in VR15; VR15 portion is vacant
R3-1	2811003400	1.6	Vacant	VR20	20	25	Similar developments existing and approved in the floodplain; split designated parcel - 1.6ac in VR20
R3-1	2811002900	1.2	Vacant	VR20	20	19	Similar developments existing and approved in the floodplain; split designated parcel - 1.2ac in VR20
R3-1	2811001800	1.9	Vacant	VR20	20	30	Similar developments existing and approved in the floodplain; lot is currently being used for auto storage; split designated parcel - 1.9ac in VR20
<i>R4-1</i>	<i>2841713500</i>	<i>1.98</i>	<i>Vacant</i>	<i>VR10.9</i>	<i>10.9</i>	<i>17</i>	<i>Small structure on lot; same ownership on both R4-1 parcels</i>
<i>R4-1</i>	<i>2841713800</i>	<i>0.21</i>	<i>Vacant</i>	<i>VR10.9</i>	<i>10.9</i>	<i>1</i>	<i>same ownership on both R4-1 parcels</i>
Total						490	

Note: Village Core Mixed Use designation allows residential development as a primary use on the entire site.

General Commercial designation with C34 zoning allows residential development as a primary use on the entire site.

Density is based on General Plan designation.

Potential units based on 80% yield of allowed density.

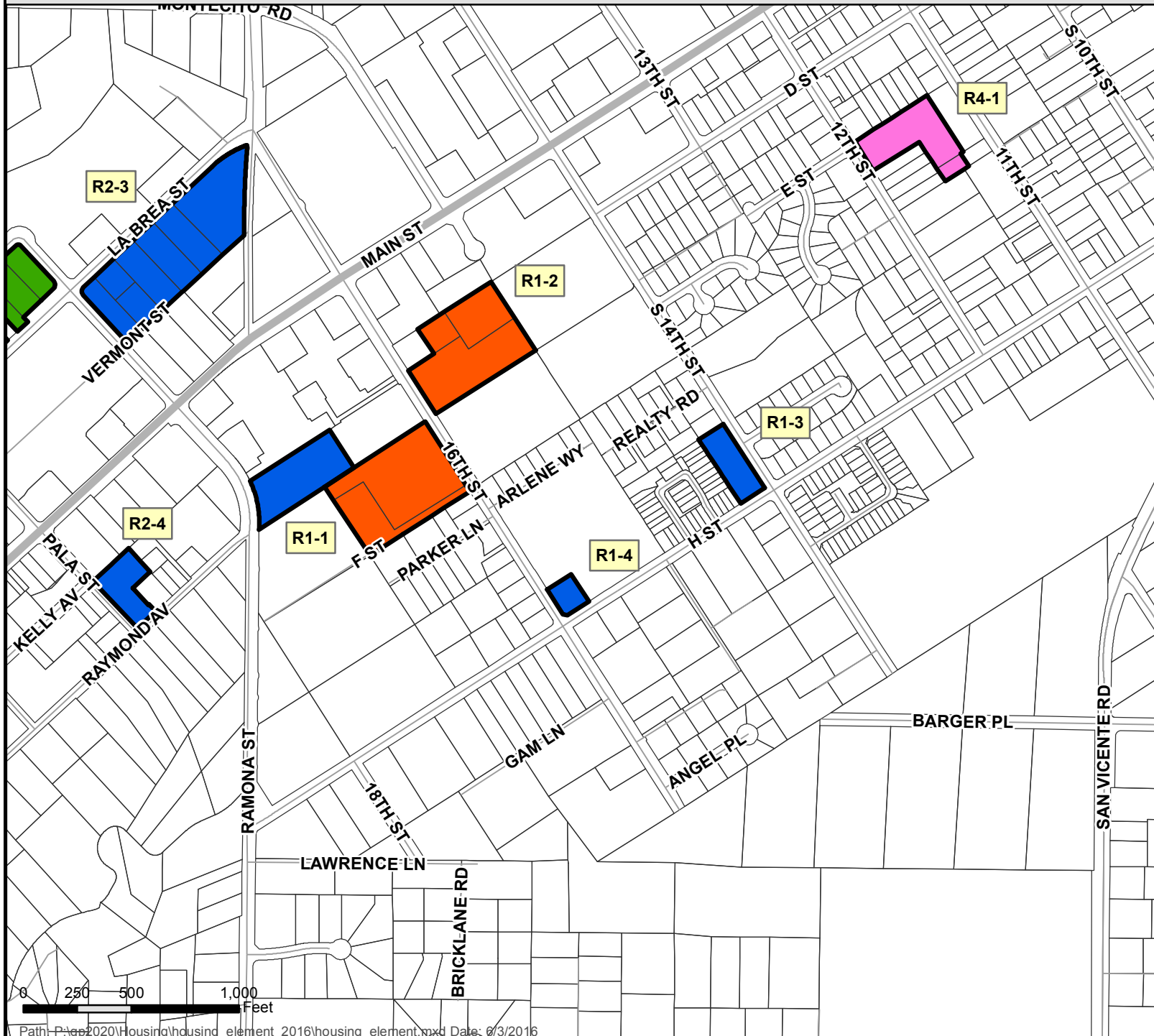
Entries in italics are new sites that were not in the 4th Cycle Inventory.

Ramona Community Planning Area R1

Housing Element Sites Inventory

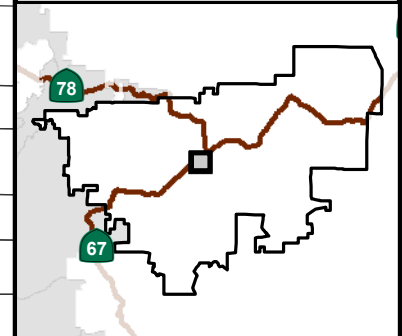
Legend

- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Vacant Site



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Ramona Community Planning Area R1 - Aerial

Housing Element Sites Inventory

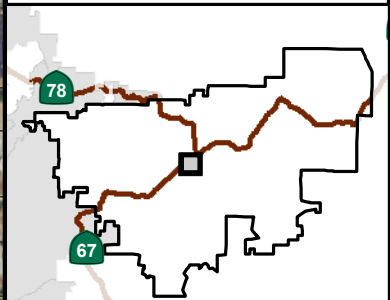
Legend

 Potential Sites

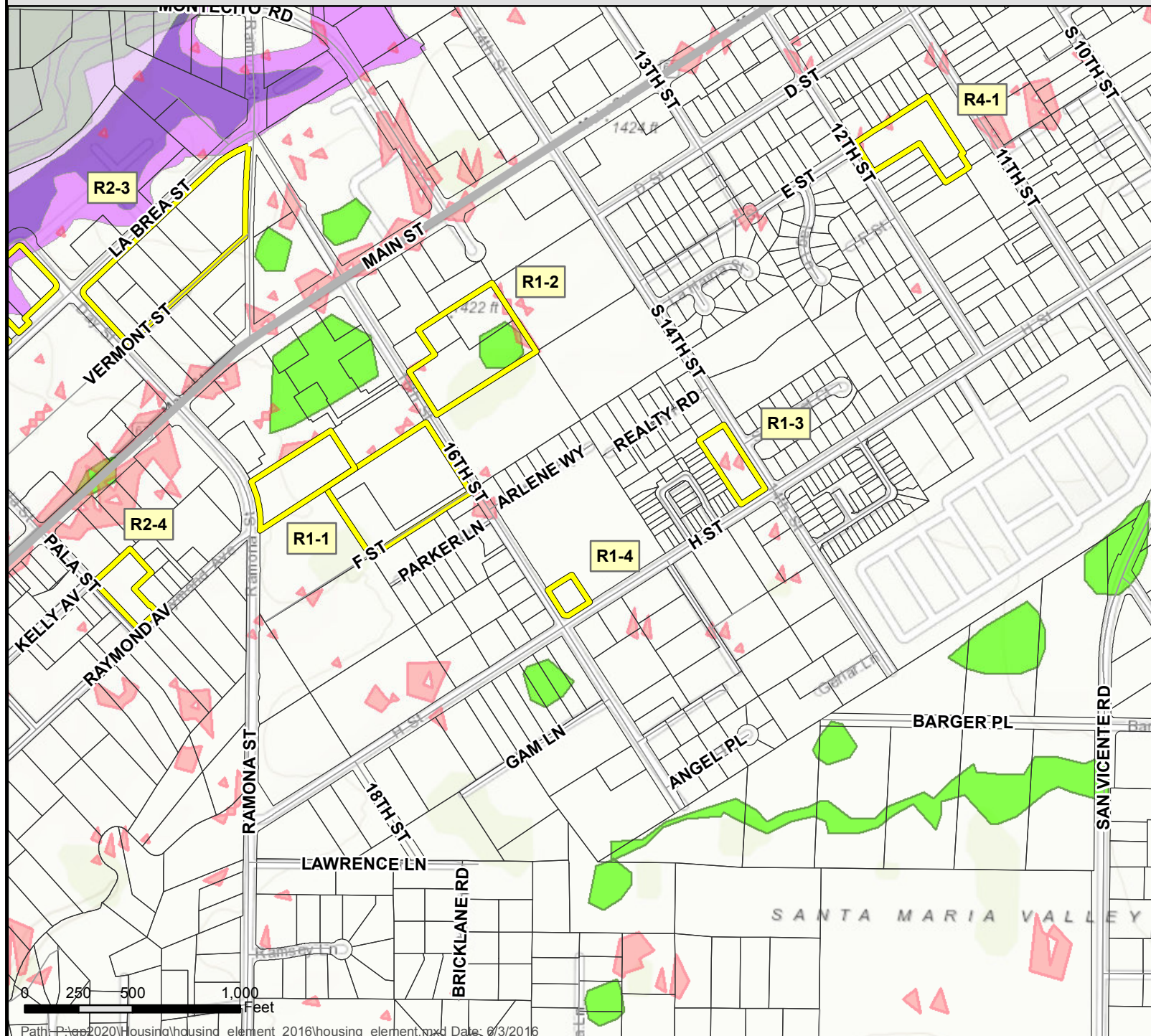


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Ramona Community Planning Area R1 - Environmental Factors



Housing Element Sites Inventory

Legend

Potential Sites

Slope >25%

FEMA Flood Hazard Zone

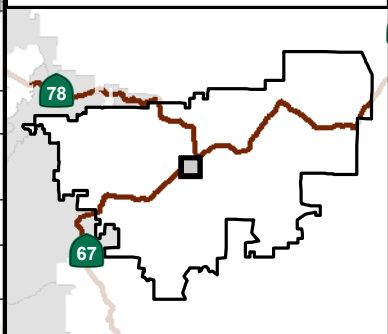
100 Year Flood Plain

500 Year Flood Way

Flood Way

Wetlands (RPO)




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Ramona Community Planning Area R1 - Vegetation

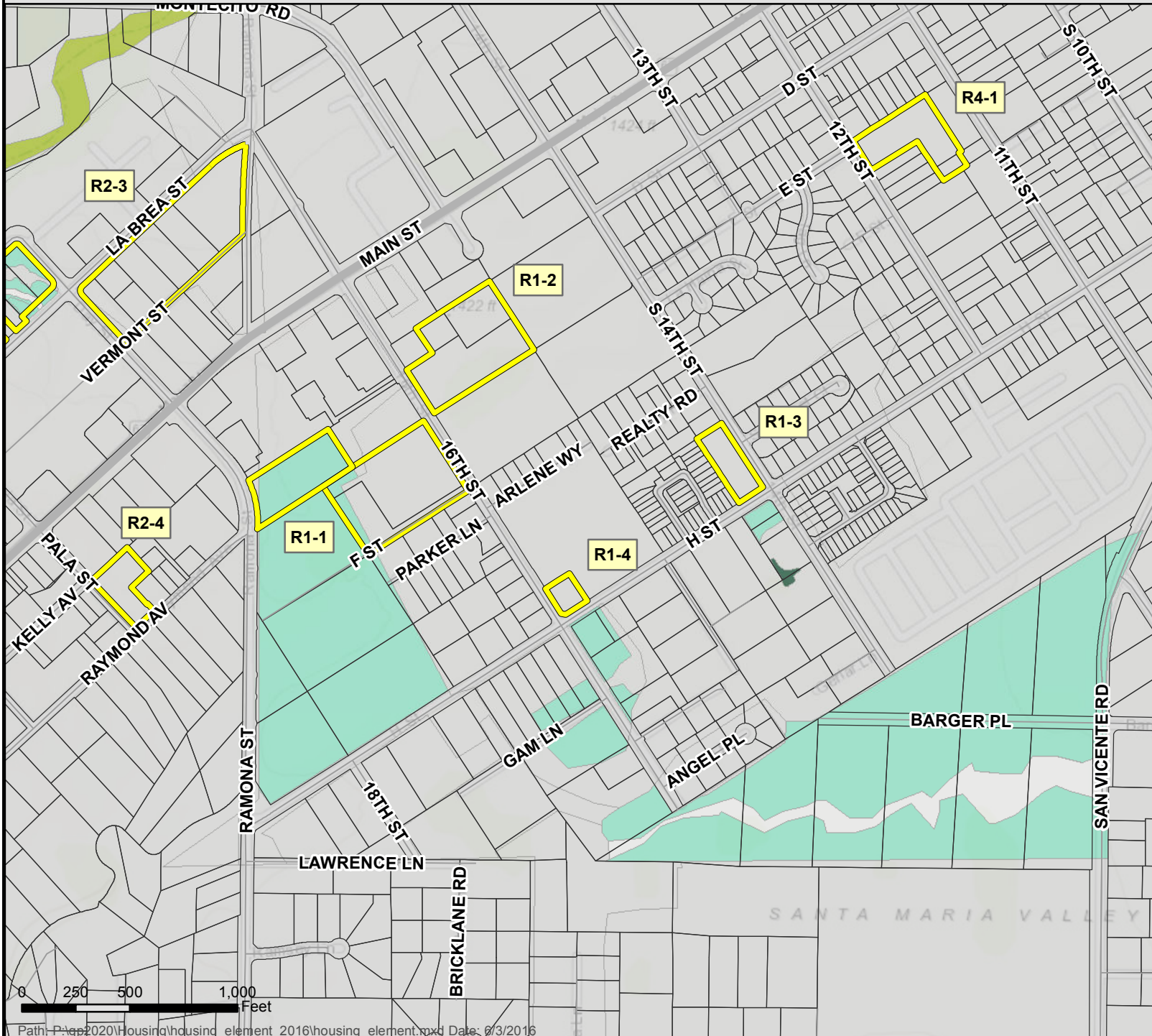
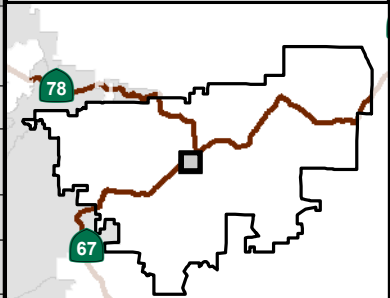
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Grassland
-  Riparian Scrub
-  Meadow and Seep
-  Water
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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Ramona Community Planning Area R2

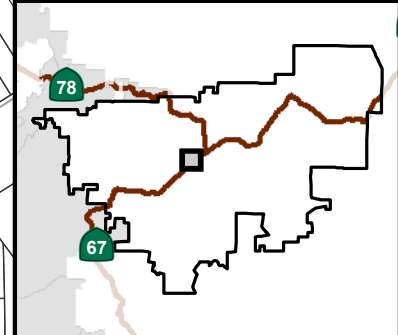
Housing Element Sites Inventory

Legend

- 24 du/acre
- 20 du/acre
- 15 du/acre
- Vacant Site

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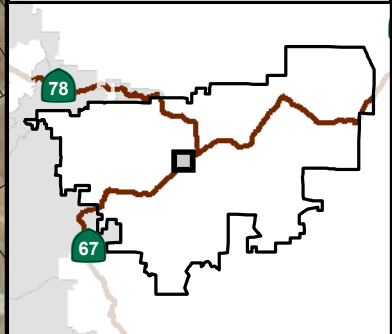
Ramona Community Planning Area R2 - Aerial

Housing Element Sites Inventory

Legend

 Potential Sites

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Feet

Ramona Community Planning Area R2 - Environmental Factors

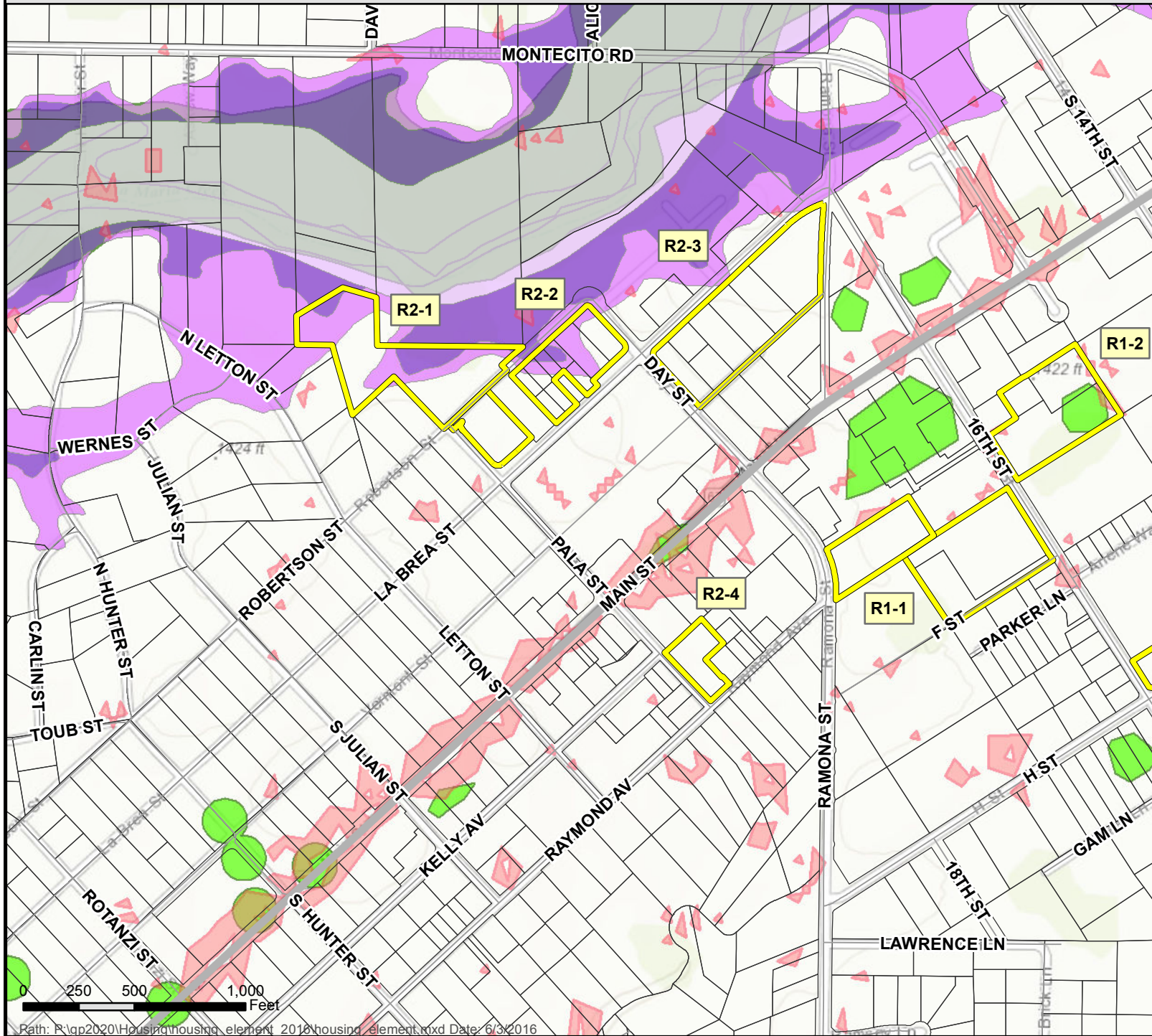
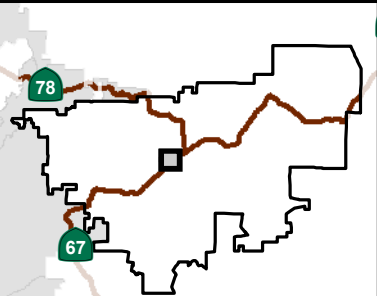
Housing Element Sites Inventory

Legend

- Potential Sites
- Slope >25%
- FEMA Flood Hazard Zone**
 - 100 Year Flood Plain
 - 500 Year Flood Way
 - Flood Way
 - Wetlands (RPO)

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Ramona Community Planning Area R2 - Vegetation

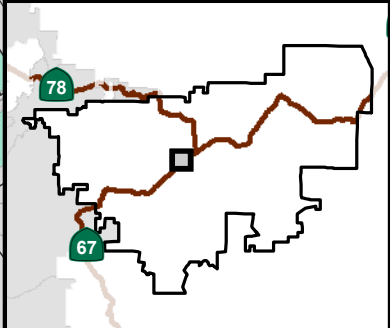
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Grassland
-  Riparian Scrub
-  Meadow and Seep
-  Water
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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Feet

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Ramona Community Planning Area R3

Housing Element Sites Inventory

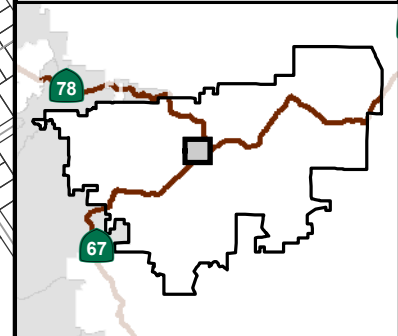
Legend

- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Vacant Site



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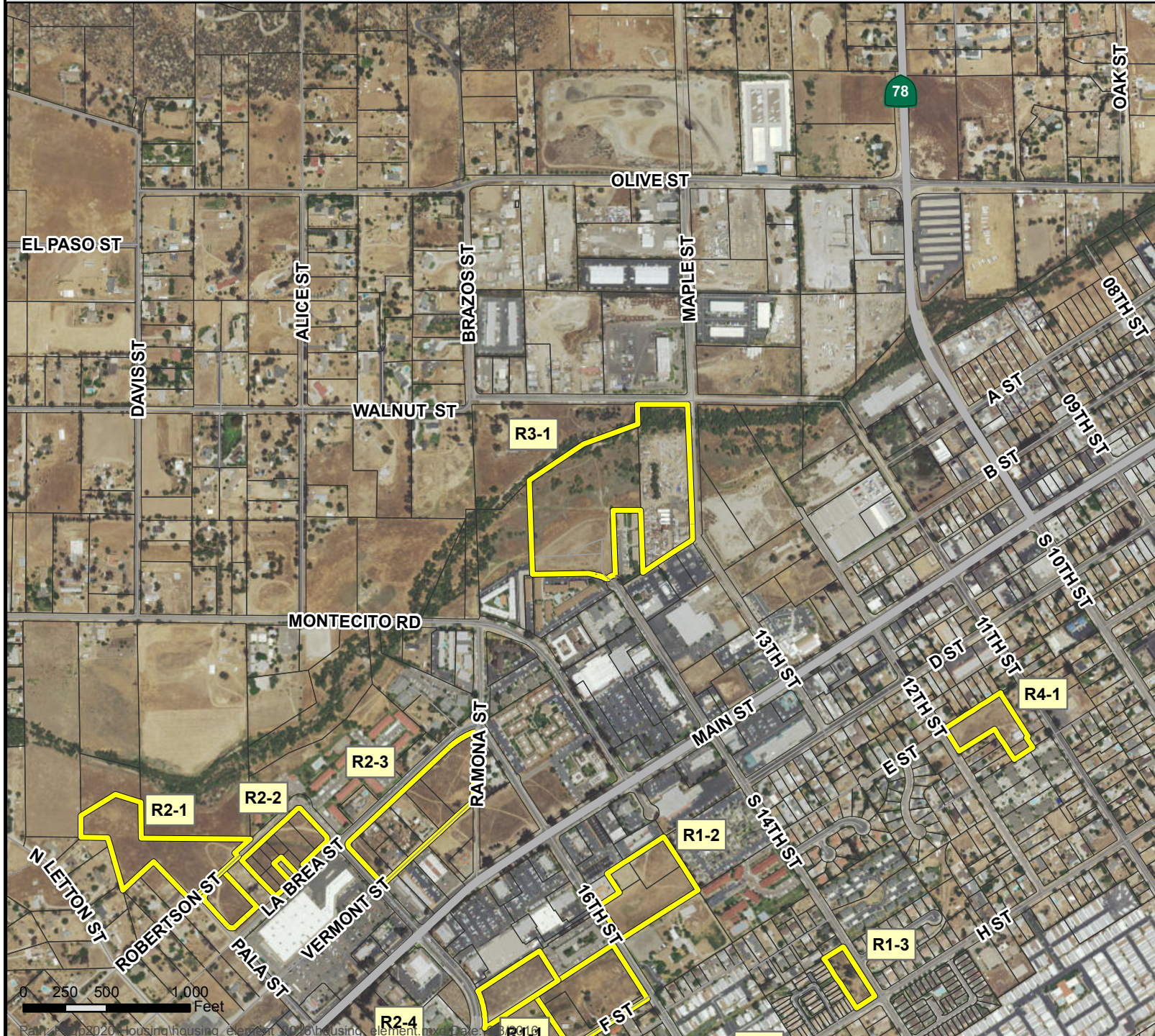


Ramona Community Planning Area R3 - Aerial

Housing Element Sites Inventory

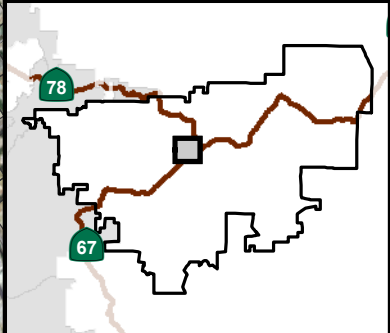
Legend

 Potential Sites

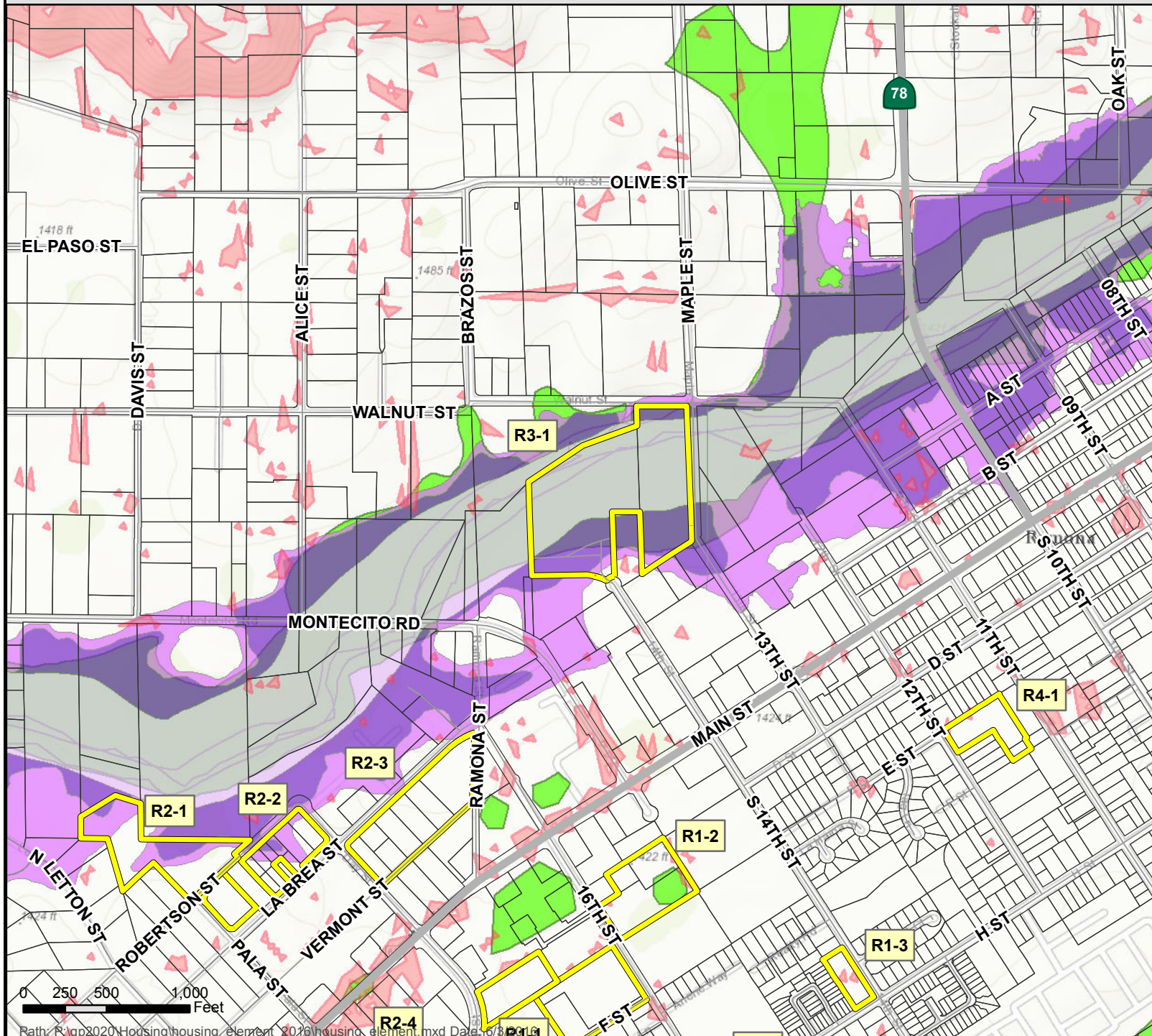


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Ramona Community Planning Area R3 - Environmental Factors



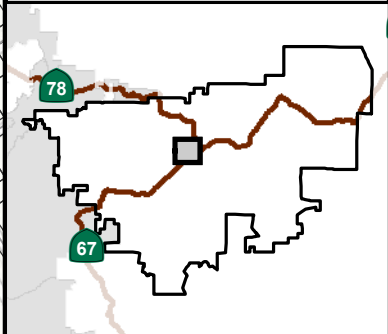
Housing Element Sites Inventory

Legend

- Potential Sites
- Slope >25%
- FEMA Flood Hazard Zone**
 - 100 Year Flood Plain
 - 500 Year Flood Way
 - Flood Way
 - Wetlands (RPO)

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Ramona Community Planning Area R3 - Vegetation

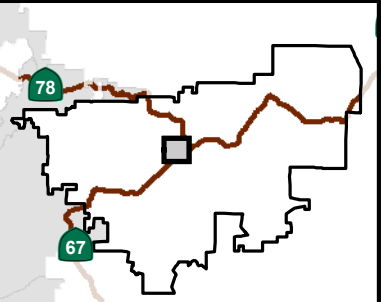
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Grassland
-  Riparian Scrub
-  Meadow and Seep
-  Water
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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Ramona Community Planning Area R4

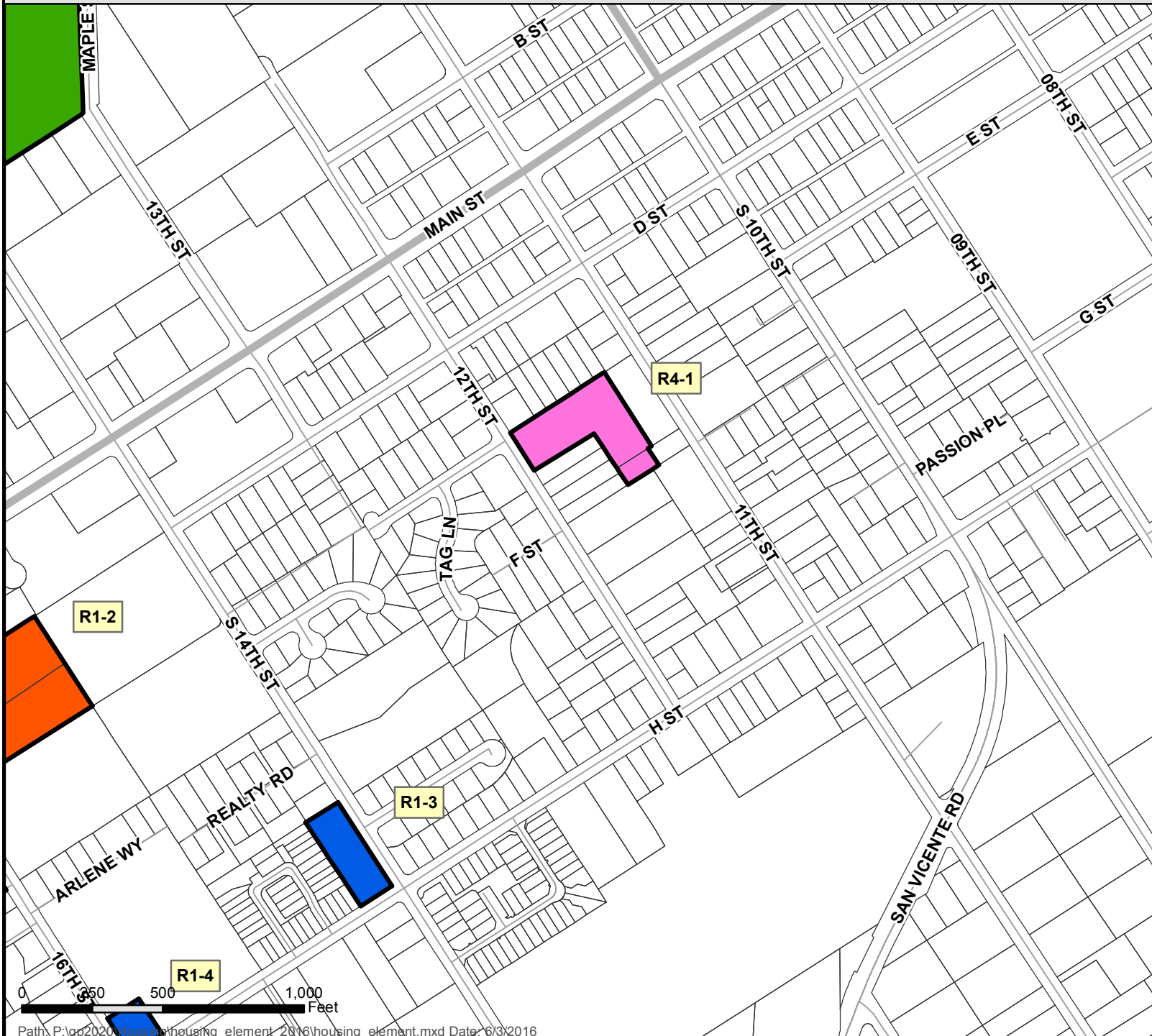
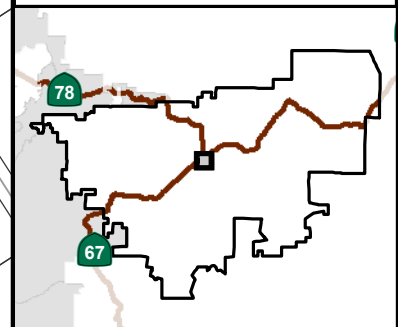
Housing Element Sites Inventory

Legend

- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Vacant Site

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Ramona Community Planning Area R4 - Aerial

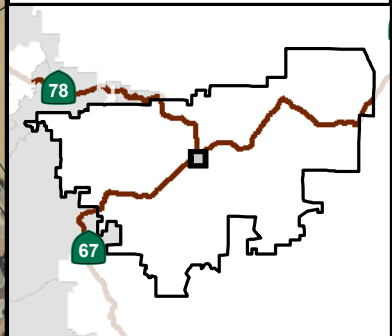
Housing Element Sites Inventory

Legend

 Potential Sites

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Ramona Community Planning Area R4 - Environmental Factors

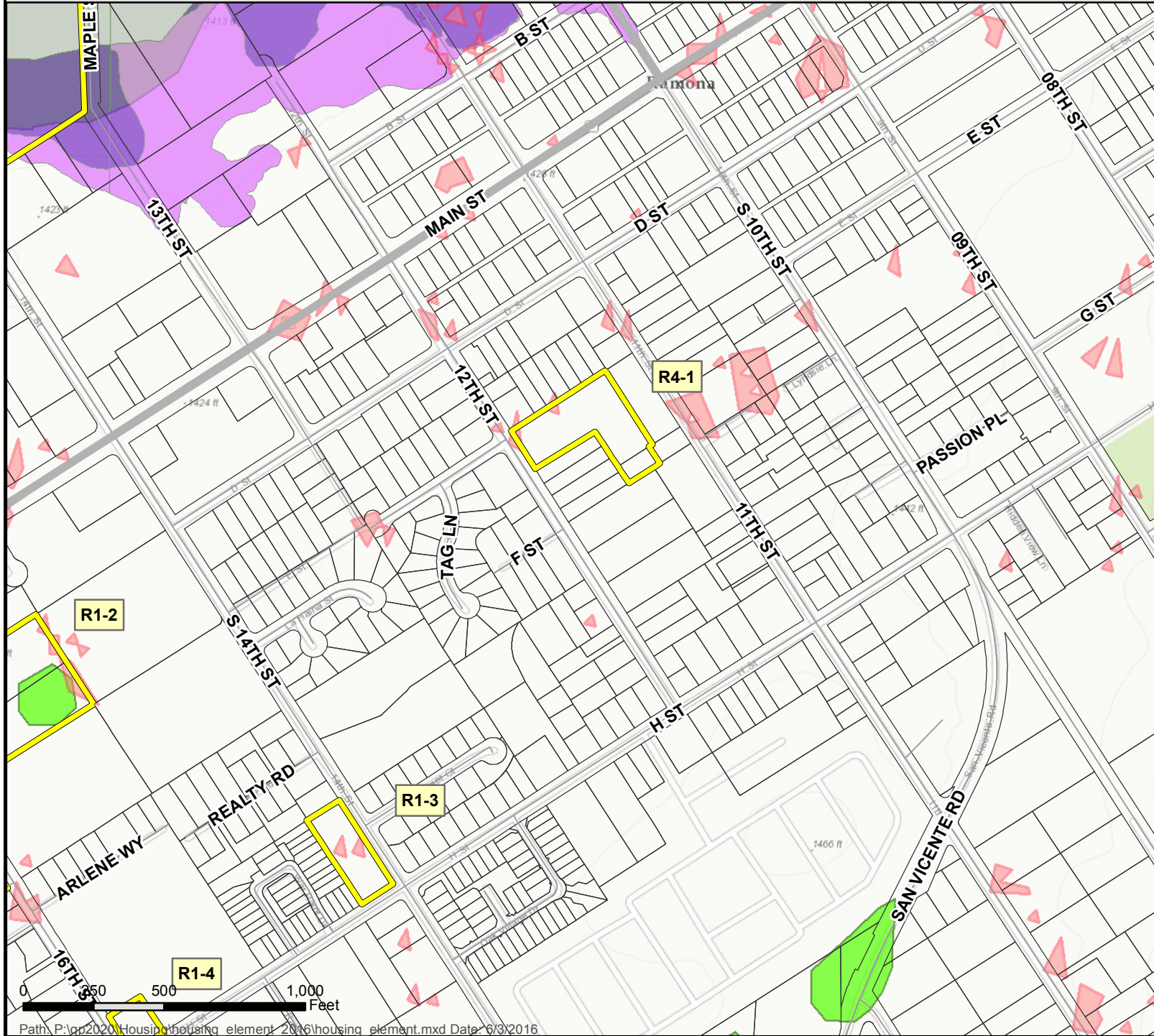
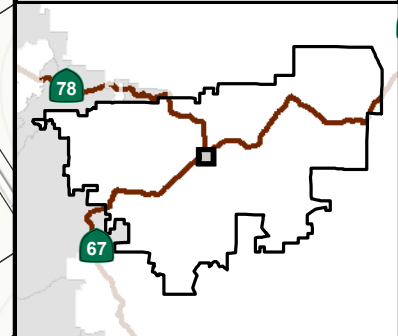
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%
- FEMA Flood Hazard Zone**
 -  100 Year Flood Plain
 -  500 Year Flood Way
 -  Flood Way
 -  Wetlands (RPO)

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



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Ramona Community Planning Area R4 - Vegetation

Housing Element Sites Inventory

Legend

-  Potential Sites
-  Grassland
-  Riparian Scrub
-  Meadow and Seep
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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