

Important County of San Diego Rebuild Information



The County of San Diego, Planning & Development Services, is providing you with this information packet.

Please keep these documents; they will assist you in the rebuild process.

When you want to start preparing to rebuild, review the enclosed information.

County contact numbers are included for your convenience.



Office use: Permit Number: _____

County of San Diego, Planning & Development Services RESIDENTIAL BUILDING PERMIT APPLICATION BUILDING DIVISION

APPLICANT TO COMPLETE THIS PAGE

BUILDING PROJECT IDENTIFICATION – This section must include the property owners phone number and email address.

Project Address: _____ Assessor Parcel Number: _____

City: _____ State: _____ Zip: _____

Owner on Application: _____ E-mail: _____

Street: _____ Unit #: _____

City: _____ State: _____ Zip: _____ Phone: _____

LICENSED CONTRACTOR DECLARATION – I hereby affirm that I am licensed under provisions of Chapter 9 of Division 3 of the State of California Business and Professions Code, commencing with Sec. 7000, and my license is in full force and effect.

Signature: _____ Date: _____

CALIFORNIA LICENSED CONTRACTOR INFORMATION

CA License Class: _____ CA License Number: _____

Business Name: _____ E-mail: _____

Street: _____ Suite #: _____

City: _____ State: _____ Zip: _____ Phone: _____

OWNER-BUILDER DECLARATION – I hereby affirm that I am exempt from the Contractor's State License Law for one of the following reasons:

I, as owner of the property, building or improving structure thereon, or appurtenances thereto, will do the work myself or through my own employees with wages as their sole compensation. None of the structures, with or without the appurtenances thereto, are intended or offered for sale (Sec. 7044(a), Business and Professions Code). **NOTICE TO APPLICANT:** In all actions brought in the Contractor's State License Law, proof of the sale or offering for sale of any structure by the owner-builder within one year after completion of same constitutes a rebuttable presumption affecting the burden of proof that such structure was undertaken for purposes of sale. Proof of the sale or offering for sale of five or more structures by the owner-builder within one year after completion generally constitutes a conclusive presumption that the structures were undertaken for purposes of sale (Sec. 7044(c)(3), Business and Professions Code).

I, as owner of the property, building or improving structures thereon, or appurtenances thereto, will contract with a contractor(s) or subcontractor(s) licensed pursuant to the Contractors' State License Law to construct the project. I will not construct more than four (4) single-family residential structures which are intended or offered for sale within a calendar year, except that such limitation shall not apply if I contract with a general contractor for the construction (Sec. 7044(b), Business and Professions Code).

I am a homeowner improving my principal place of residence, or appurtenances thereto, and the following conditions exist: (1) the work will be performed prior to sale, (2) I have resided in the residence for the twelve months prior to completion of the work, and (3) I have not used this exemption from the Contractor's State License Law on more than two structures more than once during any three year period (Sec. 7044(c), Business and Professions Code).

NOTICE TO APPLICANT: Sec. 7031.5 of the Business and Professions Code specifies that each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he or she has prepared and signed stating that the applicant is licensed under the provisions of the Contractor's State License Law, or, if the applicant is exempt from the provisions of the Contractor's State License Law, the basis for the alleged exemption. Any violations of Sec. 7031.5 by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500).

Owner's Signature: _____ Date: _____

WORKERS' COMPENSATION DECLARATION – I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____ Policy Number: _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Applicant's Signature: _____ Date: _____

WARNING: Failure to secure worker's compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

I certify that I have read this application and state that the above information is correct. I agree to comply with all county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature: _____ Date: _____

Applicant's Address: _____

5510 OVERLAND AVE., SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5920 • (888) 336-7553

HTTP://WWW.SDCPDS.ORG



County of San Diego, PDS, Building Division – Permit Application

Continued

PROJECT INFORMATION SHEET TO BE COMPLETED BY APPLICANT – Complete sections for proposed structures or work to be completed only, do not enter anything for existing structures. In most cases only 1 of the 4 sections will be completed (refer to section headings on sections 3 & 4 for exceptions)

PLAN CHECK CONTACT
Name: Phone #:
Email:
INSPECTION CONTACT
Name: Phone #:
Email:

NEW RESIDENTIAL CONSTRUCTION - STRUCTURE TYPE
Single Family Dwelling Unit (SFD) # of Stories: Building Height: Square Feet:
Tract Development (Complete PDS 194 Tract Development Worksheet for project specific information)
Accessory Dwelling Unit (ADU) # of Stories: Building Height: Square Feet:
Junior Accessory Dwelling Unit (JADU) OR Guest Living Quarters Square Feet:
Garage Storage Building Shed Carport Barn Square Feet:
Other Accessory Structure Use: Square Feet:

ADDITION OR REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE
SFD Addition ADU Addition JADU Addition Garage Addition Square Feet:
Interior Remodel - Yes or No (circle one) - If yes, complete the items below.
Exterior Wall Infill Square Feet:
Interior Partitions (added & removed) Linear Feet:
New Windows & Doors Square Feet:
Stucco Repair/Replacement Square Feet:
Veneer Siding Repair/Replacement Square Feet:

RENEWABLE ENERGY (may be in conjunction with sections 1, 2 or 4)
Solar PV System Roof Mount or Ground Mount (circle one) Kilowatts:
Wind Turbine Total Wind Turbines:
EV Charging Station Total EV Stations:
Solar Water Heater
Advanced Energy Storage System

MISCELLANEOUS (may be in conjunction with sections 1, 2 or 3)
Swimming Pool Square Feet:
Retaining Walls County Standard or Engineered (circle all applicable) Linear Feet: Max Height:
Deck Balcony Patio Cover Patio Enclosure Square Feet:
Re-Roof Structural Re-Roof Square Feet:
Electrical Meter Upgrade New Meter Plumbing Mechanical AMPS:

Additional items not included above (include type and square footage):

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County of San Diego, PDS, Building Division – Permit Application

Continued

PROJECT WORKSHEET TO BE COMPLETED BY COUNTY STAFF – PLEASE PRINT CLEARLY

Project Address: _____

Scope Code: _____

Use of Structure(s): _____

Remarks

WWDP Number or Sewer Receipt Number or
Department of Environmental Health Approval: _____

Structural Approved by: _____

Date: _____

Zoning Approved by: _____

Date: _____

Application Approved by: _____

Date: _____



County of San Diego, Planning & Development Services
FIRESTORM POLICY AND GUIDANCE DOCUMENT
BUILDING DIVISION

Answers to Commonly Asked Questions on what to do after a Wildfire?

Experiencing a destructive wildfire can be devastating. This guide was written to help San Diego County residents to recover after a wildfire, but can also be as a guide to help you plan ahead before a wildfire occurs. This guide is intended to provide useful information during this difficult time, and to start you on the road to recovery. Please keep in mind that everything reasonable will be done by the County to allow Fire Survivors to rebuild as soon as possible.

Wildfires can start from natural causes, such as lightning, but most are caused by humans, either accidentally - from cigarettes, campfires, or outdoor burning - or intentionally. They can occur at any time throughout the year, but the potential is always higher during periods with little or no rainfall, or during Santa Ana winds, which make brush, grass, and trees dry and burn more easily.

Knowing what to do in the aftermath of a wildfire can help you return to normalcy as quickly and safely as reasonably possible.

Once you know your house has been damaged or destroyed by a wildfire, you should contact your insurer as soon as possible for guidance, so an adjuster can assess the damage. Hopefully, you have your Insurance Carrier's phone number on speed-dial.

After damage from a wildfire - or any other major disaster - it's important to take detailed notes to help the insurance claim process go as smoothly, and as swiftly, as possible.

"Evidence, evidence, evidence," is the best protection according to Insurance Consultants from the Consumer Federation of America. You'll need evidence of what you had before the wildfire. Most likely, you will need to fill out some sort of list that indicates all damaged structures and personal items. This is when your "list" and pictures of belongings will come in handy.

After a home is damaged or destroyed by a wildfire, the owner should keep a journal (any notebook will do) and update it daily, noting the date and time of calls with insurers, adjusters and contractors, and a short summary of what was said. A pocket or envelope for keeping receipts is helpful, too.

Property damage caused by fire or smoke, including water or other damage caused by fire fighters while putting out a fire, is normally covered under a standard homeowner's policy. However ... even with all their goodwill, it's possible the insurance companies will not be able to make the process relatively painless. If their estimates fall short of predicting the magnitude of the wildfire, they might not be able to pay fully. The sheer scope of the fires can often not have been predicted.

You should keep any damaged items until the adjuster visits and a claim has been filed. Be aware of claim limits, which vary by company.

DO NOT START ANY CLEAN UP UNTIL YOU HAVE BEEN CLEARED BY THE COUNTY DAMAGE ASSESSMENT TEAM AND RECEIVED APPROVAL FROM YOUR INSURANCE CARRIER AND THE FIRE AUTHORITY.

Document the damage with photographs and/or video and create a journal to ensure a smooth insurance claim.

- Most standard homeowner's policies cover fire damage and destruction, even from wildfires, and will pay to rebuild or repair your home, including other structures on your property. There's generally no worry, but the sheer scope of the wildfire disaster, will probably mean that insurers and adjusters, who visit properties to assess how much the insurer will pay, will be stretched thin.
- In reality, insurance policies are written by teams of lawyers, and it can be rough for homeowners after a wildfire.
- Your homeowner's, renters or standalone dwelling policy also covers any belongings lost or damaged in the wildfire, including theft or vandalism in the wake of the fire.
- If you can't live in your home because of the damage, your homeowner's, renters or dwelling policy may reimburse you for additional living expenses such as hotel rooms, restaurant meals and clothing expenses while your home is repaired or rebuilt.
- Evacuation costs are typically not covered as additional living expenses -- even if the evacuation is mandatory.
- And while it may be painful, take photos of your property, even if it is a total loss. You definitely need to take pictures, no matter what.
- Normally, your vehicle is covered under the comprehensive portion of your auto insurance policy if you elected to have it. The comprehensive policy protects your car against fire damage and vandalism, as well as such perils like falling trees.
- **Make sure your property was checked by a County damage assessment team member and Insurance Carrier and Fire Authority before you do anything.**
- **Be aware of and use extreme caution** around trees, power poles and other tall objects that may have lost stability during the fire. Most burned structures and surfaces will be unstable. Stay out of burned forests in windstorms as burned trees are easily downed by wind. **Do not touch any power lines.**

List of Q & A's

A. AFTER A WILDFIRE!

1. Important phone numbers!

- *The County has established a hotline number for non-emergency questions. The hotline number is **211**.*
- *For building questions for fire-damaged properties in the unincorporated area of the County, please call (888) 336-7553. For zoning questions for fire-damaged properties in the unincorporated area of the County, please call (888) 267-8770.*
- *For information on septic systems requirements, please contact the Department of Environmental Health offices at (858) 565-5173.*
- *For information on stormwater, please contact the Department of Public Works at (888) 846-0800.*
- *For removal of burnt vehicles, please call (858) 694-2705.*
- *If someone is planning to rebuild, they may also want to read the PDS form titled "How to Obtain a Building Permit" and "Helpful Hints Before You Start Drawing Plans." Both documents can be found on our website at www.sdcpds.org.*



2. **When will I know if my SFD has burned down?**

The County damage assessment team or fire authority will notify property owners (if we have the appropriate contact info) if your residence burned down.

3. **I was evacuated, what shall I do?**

If you were evacuated and are unable to live in your home, please contact your insurance carrier to find out what options are available to you and whether any of your costs will be covered.

4. **I was evacuated and I would like to know when I can return to my property?**

Stay away from your home or business until County and/or fire officials tell you it is safe to return. Cal Fire will notify the residents. If you were evacuated, you might be keen to return home to assess the damage to your property. But the [dangers of a wildfire](#) may not be over even after authorities have given the all-clear to return to an area. After a wildfire, you may face structural damage to your home, weakened trees, and unstable roads, all of which can lead to further property damage and even injuries.

5. **I just received confirmation that my house was burned down. Where do I start for my recovery process?**

The County of San Diego Recovery Team opens Local Assistance Centers at nearby location(s) after wildfires. The centers will be open daily from 9 am to 6 pm (if necessary) and will have several resources, including Insurance providers, Dept. of Animal Services, Planning and Development Services, Office of Housing and Community Development and several other departments and agencies, that will be available to the public there to assist in the recovery process.

6. **My house has been tagged with a color-coded sign, what does that mean?**

A building inspector may have determined that the house is unsafe. Therefore, if your house has been tagged with a color-coded sign, do not enter it until you get more information, advice and instructions about what the sign means and whether it is safe to enter your home.

7. Who is doing the Clearing of my property?

Clearing is the responsibility of the property owner. **The County of San Diego does not provide clearing services after a wildfire.** Take precautions during clean-up following a fire. Hazardous materials as well as structural damage pose serious threats to your health and safety. It is strongly advised you take some basic safety measures when inspecting and cleaning up your home and property. Ash, soot, dust, and other airborne particles may have been deposited inside and outside of homes and businesses. While ash from wildfires is relatively non-toxic and similar to ash that may be found in a home fireplace, it may be irritating to the skin, nose and throat.

8. How are local authorities verifying identification of the property owners entering the vacated properties, to ensure only the residents have access to the properties?

The Sheriff's department will have their Sheriff's out there verifying appropriate identification and will be patrolling the areas affected by the wildfire.

9. When will I be notified of the opening of the road closures?

Damage assessment teams evaluate and determine when a road closure will be lifted.

10. Where can I drop off donations?

A financial contribution to a recognized disaster relief organization is the most effective donation to make. When people support voluntary organizations with financial contributions, it helps ensure the right goods get to the right people at the right time following a disaster. For monetary donations, please see our list of community partners which can be found at [sdvoad.org](https://www.nvoad.org) or <https://www.nvoad.org/voad-members/national-members/>.

11. I have a vacant house available I would like to offer to the Fire Survivors. Who should I contact?

Please contact The Office of Housing and Community Development Services at (858) 694-4801.

12. Will I be reimbursed for the loss of the food damaged during the power outage?

We will have a Local Assistance Center open to the public who will have resources such as Health & Human Services available, to see if you qualify for food stamps, CAL Fresh/ Snap resources available to you. You may also contact SDG&E at 1800-422-7343, for power outage updates.

13. When will SDGE turn the power back on?

If your home was damaged or destroyed, please check with your local utilities company. Please contact SDG&E at 1800-422-7343 or visit their website at <https://www.sdge.com/safety/outages/outage-map>, for power outage updates.

14. Is the water safe for consumption?

Do not drink or use water from the faucet until emergency officials say it is okay; water supply systems can be damaged during wildfires or flooding. Visit the [DEH Website \(provide link\)](#) for more information, or call 858-694-3113 Monday - Friday, 8-5, for more information Or, contact the SD County Water Authority at 760-480-1991.

15. Who do I call for deceased animal disposal?

Please call County Animal Services at 619-236-2341 for lost pets or animal disposal.

B. REBUILDING

1. Is a Demolition Permit required to remove a building that was damaged or destroyed by the fire?

No. The County will waive the requirement for a demolition permit. However, do not start any cleanup in the unincorporated area of the county until a County Damage Assessment Team has cleared you. Also, check with your insurance company or you could jeopardize your insurance claims. The Damage Assessment Team will post a green card notifying you that the assessment has been done. DO NOT REMOVE THIS CARD. For your safety, please check with SDG&E to be sure all utilities have been properly shut off before beginning demolition and clean up.

2. When a home is rebuilt, must it be built in compliance with current building codes?

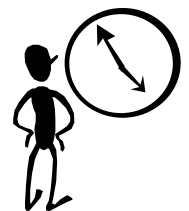
Yes, the buildings must be constructed according to current codes in effect at the time the permit is issued for the reconstruction.

3. Can someone live in a trailer on their property while they are rebuilding a home that was destroyed by fire?

Yes, provided the County has issued a building permit to rebuild your home, you may be issued a Temporary Occupancy Permit (TOP). The County will not charge a fee for this permit when your home has been destroyed by the firestorm.

4. When will the Temporary Occupancy Permits expire?

Temporary Occupancy Permits that are issued to Fire Survivors are valid during construction of your home, so long as building permits for the reconstruction of the single-family dwelling are maintained and kept current throughout construction.



5. How long do I have to rebuild my permanent residence?

There is no timeline on when you have to rebuild. However, once issued, building permits are valid for three years, so long as progress is being made on construction and regular inspections (one every six months, minimum) are being scheduled and conducted by a County of San Diego building inspector.

6. How is the County determining the amount of square footage that was on my property?

When determining square footage, County staff will refer to building permit history records and Damage Assessment Team information. However, the County will consider the square footages in other formal documents, such as insurance papers or old building plans on a case-by-case basis.

7. Can a house be rebuilt on a fire-damaged foundation?



Applicants who wish to use the existing foundation systems must have a “suitability analysis” of the existing foundation performed by a registered civil or structural engineer. This analysis shall state that the engineer has visited the site and investigated the condition of the existing building elements. It shall also state that the remaining foundation is suitable for

the support of the new structure, and that all under-slab utility systems (such as drain, waste, vent, water, mechanical, electrical, etc.) are suitable for continued use. Electrical conduits may remain but all under-slab electrical conductors must be replaced.

Applicants who choose to demolish the slab/foundation system will need to provide a compaction report to address re-compaction of the lot after slab removal if soil was disturbed to a depth greater than 12 inches. A licensed geotechnical or civil engineer must prepare the compaction report.

8. Once I have prepared plans, how do I submit for a building permit?

If you are submitting plans for the first time, drive to the County Permit Center located at 5510 Overland Avenue, San Diego, CA 92123. Upon arrival, walk to the check-in counter and inform the clerk that you are a Fire Survivor, or that you represent one, and you wish to submit plans. Staff will provide guidance on how to proceed with your submittal.

9. Does the County of San Diego keep home plans on file for existing homes?

Typically, the County does not keep plans for residential buildings on file. However, the county may have plans if the dwelling passed final inspection within the last 90 days or is part of a developer-built subdivision.

C. LEGAL, ILLEGAL AND NONCONFORMING STRUCTURES/USES

1. Can I rebuild a nonconforming structure (a structure that was lawfully built, but because of changes in the zoning ordinance, is no longer permitted)?

Yes, so long as you are not expanding the nonconforming structure and you can prove that the structure existed prior to the fire. Refer to C.6 for answers on how the eligible square footage is determined. Once rebuilt, the structure will retain its “nonconforming structure” status. However, it is in the homeowner’s best interest to attempt to minimize the non-conformity by modifying the structure or its location to comply with current codes to the maximum extent practical.

2. What if a structure was legally built, but the use was converted illegally (i.e., a residential dwelling in a residential zone that was converted into commercial office space)? Will a building permit be issued to reestablish the converted business?

No. A building permit will be issued only for the legal or nonconforming structure; it does not authorize illegal use. In the example above, a building permit will be issued for a residential dwelling, but not for the illegal commercial conversion.

3. What if there were three or more houses on one parcel prior to the fire, when only two are allowed by code? Will the County issue a building permit for more than two houses?



No. The use for which a building permit is sought must be either permitted by current Zoning Ordinance requirements, or must be shown to be a "legal nonconforming" structure on the property.

- 4. Where there are numerous lots with two dwelling units on them that are now nonconforming, will building permits be issued?**

Yes, for these legal nonconforming dwellings.

D. SETBACKS/LOT LINES/EASEMENTS

- 1. In certain cases, structures cannot meet current setback requirements due to lot sizes or topography. Will the County still issue building permits?**

Yes, but the structures must meet setbacks to the greatest extent practical.

- 2. Will the County require evidence of a legal lot prior to issuance of a new building permit?**

Yes. Be aware that one legal lot may have several Assessor Parcel Numbers (APNs), and that APNs do not establish legal lot status. Therefore, the legal lot lines must be established prior to issuance of building permits.

- 3. Is a Certificate of Compliance (COC) required to merge two lots if the septic system for a residence is located on a separate legal parcel?**

Yes. The Certificate of Compliance must be issued prior to approval of the building permit.

- 4. Must fire clearing and access width requirements be met for all rebuilds per review of the Fire Marshal having jurisdiction?**

Yes.

- 5. Can I rebuild a structure within a public or private road easement?**

No. All structures must be located outside of all road right-of-ways, regardless whether the structure was located within the easement prior to the fire.

- 7. Will building permits be issued for structures in a Floodway or Floodplain?**

Regarding Floodways (that area necessary to pass to 100-year no. This is a health and safety issue and all structures must be outside of the floodway. Regarding Floodplains (that area located on side of the floodway that is subject to inundation by the 100-year Yes. Habitable structures in the floodplain must conform to the flood control ordinance and have a building pad elevated above the 100-year flood level.



flood), located either flood),

E. OWNERSHIP TRANSFER (FIRE SURVIVORS WHO DECIDE TO SELL THEIR PROPERTY BEFORE REBUILDING)

1. Is the new owner required to meet all zoning requirements, including setbacks?

Yes.

2. Is the new owner eligible for fee waiving?

No.

F. SEPTIC ISSUES

1. If my home is on a septic system, may I use the existing septic system?

Yes, the County will waive fees for fire rebuilds, located on the same foundation, and with the same number of bedrooms as the destroyed structure. If the new building will be located significantly outside the original foundation footprint and/or with additional bedrooms or plumbing the DEH will need to review the project and DEH fees may apply

Refer to the DEH Guideline for permit processing with fire-damaged homes.

2. If my home is on a well, do I need to have the well tested?

Testing is not required. However, if the well was opened or disturbed in any way DEH strongly suggests that owners of buildings served by individual water wells have the well tested for potability prior to re-occupancy of the permanent dwelling.

G. CLEARING REQUIREMENTS

1. What clearing is allowed by the County for fire prevention purposes around existing buildings?



The County allows 100 feet of clearing around existing dwelling units. The cleared area should be landscaped with fire resistant plants. Any additional clearing for fire prevention, control or suppression purposes can be done when authorized or required in writing by a fire prevention or suppression agency. See link for additional information:

<https://www.sandiegocounty.gov/sdcfa/>

2. Are any permits required to clear up to 100 feet away from an existing residence?

No. Clearing for fire protection purposes can be done within 100 feet of existing dwelling units without a permit. This does not authorize off-site clearing, although clearing in cooperation with your neighbors is encouraged.

3. If a building permit has been issued for a proposed building, is an additional clearing permit required to clear?

No. Clearing and grading, which are exempt from a grading permit (if less than 200 cubic yards and cut, and fill less than 8 feet), DO NOT require an additional County clearing permit provided they are incidental to the repair, alteration, or construction of a proposed structure with an approved building permit. The building permit authorizes the construction to begin and that includes clearing the building site. However, property owners must use caution regarding what is cleared and how the clearing is done. All disturbed earth will be required to have erosion control measures installed in accordance with County stormwater pollution prevention standards.

4. Who is responsible for clearing the brush from around buildings?

The property owner.

5. Who enforces the regulations regarding clearance of brush from around buildings?

The Fire Agencies enforce weed abatement programs that require clearing of flammable vegetation from around buildings. The County's Weed Abatement Ordinance applies to unincorporated areas that are not within by a fire protection district.

H. OTHER CODES/ORDINANCES

1. Do new building permits for structures have to meet fire code and septic system requirements?

Yes.



2. Is a grading permit exempt from environmental review?

Not automatically. Since grading permits are not ministerial, they do not enjoy that exemption from CEQA. Another exemption may apply, but this needs to be evaluated case-by-case. Also, for related requirements, call the ENVIRONMENTAL HOTLINE at 858-694-3825.

I. HELPFUL HINTS BEFORE YOU START DRAWING PLANS

In order to expedite the review of your building application, the Building Division recommends that some initial research and data collection be conducted prior to preparing your building plans. Issues such as legality of prior use, legal lot status, proximity to floodplain, and damage assessment information can significantly impact the design and location of your new home. In order to help you identify this needed information, the Building Division has identified some basic fact finding steps, which are outlined below.

Step 1 – Check the County Assessor's Office Records

Obtain a copy of the Building History Record from the County Assessor's Office. If there were improvements on your parcel that were being taxed, they should be reflected on this document (e.g. building footprint, square footage, number of buildings, etc.). This information will assist our staff to determine what portion of your rebuild is subject to waiver of building permit fees, what additional square footage may need to meet current zoning and septic requirements, and confirm what structures existed on your parcel prior to the fire. In order to obtain this information, you must have the Assessor Parcel Number (APN), owner name, signature of owner, address and phone number. Please call the office listed below to confirm that the Assessor's Office has your records on file.

Downtown Assessor's Office
1600 Pacific Highway, Suite
260
San Diego, CA 92101
Phone: (619) 237-0502

San Marcos Assessor's
Office
141 East Carmel Street
San Marcos, CA 92078
Phone: (760) 940-6868

El Cajon Assessor's Office
200 S. Magnolia Avenue
El Cajon, CA 92020
Phone: (619) 401-5700

Please do not be alarmed if the Building History Record does not identify all of the structures that were on your parcel. Also, please do not assume any square footage is legal until staff completes their review of the property as identified in the steps below.

Step 2 – Check your Personal Records

If you have any records related to building permits or septic systems, please combine those records with the Building History Record. This information will further assist staff in identifying what structures existed prior to the fire.

Step 3 – Reconstruction Record

Bring the information gathered in Steps 1 and 2 to the County Permit Center. Identify yourself as a Fire Survivor, or as assisting a Fire Survivor. Staff will assist you through the next steps.

County Permit Center
5510 Overland Ave. Ste. 110
San Diego, CA 92123
(888) 336-7553

Step 4 – Check with Department of Environmental Health

After you conclude your meeting with Planning & Development Services, bring the information gathered in Steps 1 through 3 and visit the Department of Environmental Health (DEH) counter, which is also located in the County Permit Center. Ask the DEH counter staff if they have any septic information such as a layout approval or septic permit on file. Share with them your plans for rebuilding so they can identify any major issues prior to you drawing official building plans.

Please review the DEH "Permit Processing for Fire-Damaged Homes" guideline because a site visit by DEH staff to your property may be necessary. Additionally, DEH may require that you expose the septic tank and verify the following: 1) the relationship of the tank to the proposed new structure(s); 2) location of the disposal portion of the septic system and reserve area; and, 3) lot topography. Should you have any questions, please contact the DEH office located at:

County Permit Center
5510 Overland Ave. Ste. 110
San Diego, CA 92123
Phone: (858) 565-5173

Please keep in mind that if your septic system is undersized, impacted by seasonal high groundwater, and/or does not have 100% reserve area available, DEH may not be able to approve building plan designs that increase the potential occupancy of the building or increase the size of the building footprint.

Step 5 – Show a Draft Plot Plan to a PDS Planner

Prepare a Plot Plan (as shown on [form PDS 090](#)). Bring all the documents collected in steps 1 through 4 and go to the County Permit Center. Please sign in to see a Planner, who will review your proposal and give you a preliminary zoning approval or other advice related to the zoning ordinance for your rebuild. Upon initial approval, the Planner will sign and date your plot plan.

Step 6 - Show a Draft Plot Plan to a DEH Counter Technician

After you conclude your meeting with the Planner, take the information to the DEH counter at the County Permit Center. Similar to the process in Step 5, the DEH counter staff will review your proposal and give you pending approval or other advice related to septic/sewer requirements.

Step 7 – Submit Building Plans

After our planner and DEH have given initial approval, please prepare your full sets of building plans and submit them (including the signed and dated plot plan) for plan check at the Building Division. Please call ahead if you have any questions about submittals and staff will direct you.

County Permit Center
5510 Overland Ave. Ste. 110
San Diego, CA 92123
(888) 336-7553

Where can the public find out more information about fire prevention? *Planning & Development Services has informational brochures on fire-resistive landscaping, creating defensible space, building a fire-resistive home, and installing water storage tanks. Much of this information can be found on the [PDS website](#), in [A-Z Services](#), under **W**.*

How does the Assessor's Office determine the amount of property taxes to be refunded if my house was partially destroyed by a fire?

The appraiser determines the market value of the house before and after the damage. The percentage of the loss is then applied to the assessed value of the house and a refund is issued. The land value will remain unchanged.

Once I file my application, what is the process?

After the application is processed by the Assessor's Office, a notice of proposed new assessment will be sent to the taxpayer. A separate supplemental refund will be made based on the amount of reduction. The refund will be prorated from the date of destruction to the end of the fiscal year. You must still pay your regular tax bill.

What if I disagree with the value as determined by the Assessor's Office?

If you disagree with the value established by the Assessor's Office, you must file an appeal within six months from the date on the notification of proposed values. A hearing will be scheduled by the Assessment Appeals Board.

How can I qualify for this property tax relief?

In order to qualify for this property tax relief, you must file a claim form with the Assessor's Office.

Where do I get the necessary claim form?

You may obtain an application by calling the Assessor's Office at (858) 505-6262, by downloading the application from our Web site at www.sdarcc.com, by visiting any of our office locations, or by writing to us at:

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway, Suite 103
San Diego, CA 92101

Ernest J. Dronenburg
Assessor / Recorder / County Clerk
County of San Diego

**REASSESSMENT OF
PROPERTY DAMAGED BY
MISFORTUNE OR CALAMITY**



INFORMATION
1600 Pacific Highway, Suite 109
San Diego, CA 92101
(858) 505-6262

Branch Office Locations to Serve You:

CHULA VISTA
590 Third Avenue
Chula Vista, CA 91910
(619) 498-2200

EL CAJON
200 S. Magnolia Avenue
El Cajon, CA 92020
(619) 401-5700

KEARNY MESA
9225 Clairemont Mesa Blvd.
San Diego, CA 92123
(858) 505-6262

SAN MARCOS
141 E. Carmel Street
San Marcos, CA 92078
(760) 940-6868

OFFICE HOURS
8:00 a.m. to 5:00 p.m.
Monday through Friday
(All Locations)

www.sdarcc.com



Section 170 of the Revenue and Taxation Code of the State of California allows the Assessor's Office to temporarily reduce the assessed value of a property that was damaged or destroyed by misfortune or calamity and through no fault of the property owner.

What type of property tax relief is available?

The current property taxes will be reduced for that portion of the property damaged or destroyed. This reduction will be from the date of the damage, and will remain in effect until the property is rebuilt or repaired.

After my property is rebuilt or repaired following the damage, will my property taxes be increased over what they were before?

No. Property owners will retain their previous taxable value if the house is rebuilt in a like or similar manner, regardless of the actual cost of construction. However, any new square footage or extras, such as additional baths, will be added to the base-year value at its full market value.

What are the requirements to qualify for this tax relief?

In order to qualify, the damage must be in excess of \$10,000 in value, and a claim must be filed with the Assessor's Office within 12 months from the date the damage occurred.

If my manufactured home is severely damaged by fire, do I qualify for this tax relief?

Yes. You qualify for this property tax relief if your manufactured home was assessed for property taxes and is not on State license fees.

If my furniture was destroyed, can my property taxes be reduced?

No. Household furnishings are not assessed for property taxes and, therefore, do not qualify for property tax relief.

Do boats and airplanes qualify for this property tax relief if they were damaged by a storm or fire?

Yes. Tax relief is available for all taxable property, including boats, aircraft, and business personal property.

Do I qualify for property tax relief if a storm damaged my avocado or citrus grove?

Yes. Tax relief is available if the damage to your grove exceeds \$10,000. The fruit, however, is not assessed for property tax purposes and, therefore, is not available for property tax relief.

I have an avocado grove and, due to the fruit fly infestation, my entire crop was lost. Can I qualify for a calamity reduction?

Although the Assessor's Office values the trees and irrigation system for property tax purposes, the actual fruit is not assessed. Therefore, there can be no reduction in property taxes.

My house has a cracked slab. Does this qualify as a calamity?

No. Although any construction defect will adversely affect the value of the property, it does not qualify for relief under this program. A court decision has determined that since the damage occurred over time and not as a sudden event, an exact date cannot be established. Therefore, there can be no reduction under this provision.

APPLICATION # _____

**ERNEST J. DRONENBURG, JR.
SAN DIEGO COUNTY ASSESSOR
1600 PACIFIC HIGHWAY, SUITE 103
SAN DIEGO, CALIFORNIA 92101
TELEPHONE: (858) 505-6262**

APPLICATION FOR REASSESSMENT OF PROPERTY DAMAGED BY MISFORTUNE OR CALAMITY

California law (Revenue & Taxation Code Section 170) provides property tax relief for taxpayers whose property was damaged or destroyed as a result of a misfortune or calamity. This property tax relief is available to owners of real property, business equipment and fixtures, and to owners of boats and aircraft. Damage to personal property such as furniture or to growing crops is not eligible since it is not assessed for property tax purposes. This program requires reassessment of the property to reflect its damaged condition, and the subsequent reduction or partial refund of the current year's taxes. After the property is fully repaired, owners will retain their previous taxable value if the property is rebuilt in a like or similar manner. Property suffering a gradual deterioration over a long period of time does not qualify. Eligibility requirements for this program are shown below:

1. The damage must be equal to or greater than \$10,000 (Market Value).
2. Caused by a sudden misfortune or calamity and not the fault of the property owner.
3. The application must be submitted to the Assessor's Office **within 12 months** from the date the damage occurred.

NAME(S) ON TITLE EXACTLY AS THEY APPEAR ON DEED OR ATTACH A COPY OF THE DEED _____

MAILING ADDRESS (STREET NUMBER, STREET NAME, CITY, ZIP) _____

PROPERTY ADDRESS (STREET NUMBER, STREET NAME, CITY, ZIP) _____

ASSESSOR'S PARCEL NUMBER OR BILL NUMBER _____

DATE DAMAGE OCCURRED (MONTH/DAY/YEAR) _____

LIST ITEMS DAMAGED (HOUSE, GARAGE, BUSINESS EQUIP., ETC.)	DESCRIBE EXTENT OF DAMAGE LOSS (FULL/PARTIAL) (CAUSE OF DAMAGE SUCH AS FIRE, FLOOD, WIND ETC.)	MARKET VALUE (Use insurance estimates or contract cost)		
		VALUE PRIOR TO DAMAGE (Col. # 1)	VALUE AFTER DAMAGE (Col. # 2)	DAMAGE OR LOSS (#1 less #2)
		\$	\$	\$

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURE

HOME PHONE

WORK PHONE

DATE



County of San Diego, Planning & Development Services

MINIMUM PLOT PLAN INFORMATION
BUILDING DIVISION

FOR BUILDING AND DISCRETIONARY PERMIT SUBMITTALS

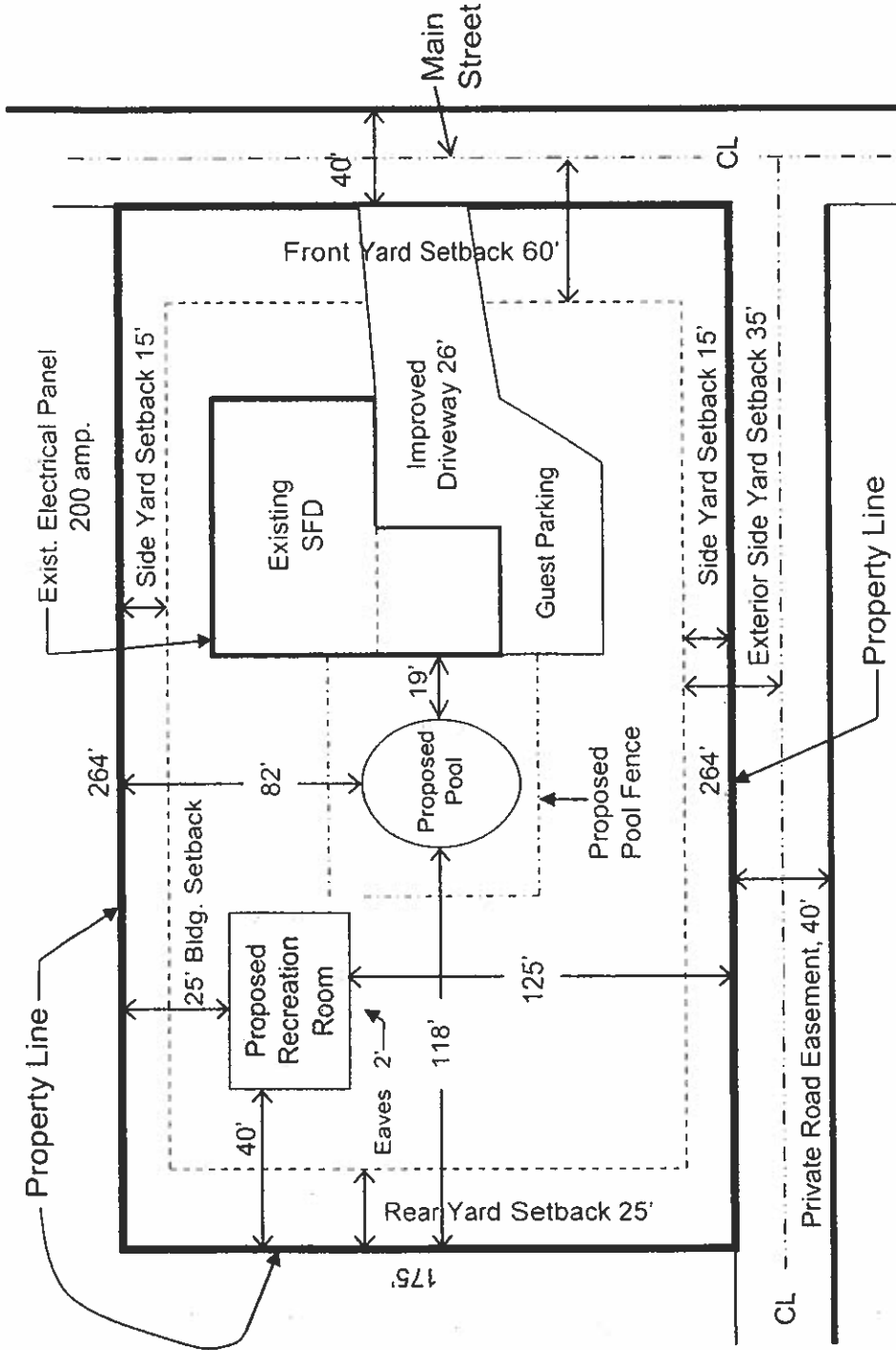
ALL ITEMS LISTED BELOW MUST BE SHOWN TO SCALE ON THE PLOT PLANS.
IF NOT SHOWN, YOUR PLANS WILL BE REJECTED.

- The subject parcel must constitute a legally created parcel per the Subdivision Map Act, and the plot plan must match the legal lot plat/map to 100%.
- Two complete sets of plot plans. Minimum sheet size 18" x 24" (except 11" x 17" for minor permits, pool permits and small additions). **See plot plan sample on back.** →
For building permits, the Building Plot Plan Template (PDS 040) is recommended, and for PDS Minor Grading, use of the Grading Plan Template is required (available online at SDCPDS.ORG).
- Show scale used (must be to standard engineer scale, i.e. 1"=10', 1"=20', 1"=30', 1"=40', 1"=50', 1"=60', **DO NOT USE ARCHITECTURAL SCALE**).
- Show North arrow and Vicinity Map.
- Plot plans must be clear and legible (do not show topographical lines; copy of Grading Plan is not acceptable). Show the **entire parcel** regardless of size and **show all property line dimensions**.
- Show the footprint of all proposed (new), as-built (non-permitted), and existing (permitted) structures to scale, and labeled as either "**Proposed**", "**As-Built**", or "**Existing**" (do not show "**Future**" structures).
- Identify the use of each structure and include a summary/table of square footages and show location of all existing and proposed electrical services (including size).
- Show and label the height of all existing and proposed free-standing fences/walls and gates.
- Indicate the required **front, exterior side, interior side, and rear yard** setbacks and building setbacks.
- Identify and show location of well(s) and leach lines.
- Indicate property owner's name, current address, and parcel address (if available).
- Indicate Assessor's Parcel Number(s) (APN) and net area of parcel(s) exclusive of road easements.
- Indicate driveway(s) and parking areas, paving material, slope of driveway (percentage and direction).
- Show how lot will drain and all stormwater BMPs (see forms [LUEG-SW](#) and [PDS 272](#) for details and examples).
- Show all **existing easements**, roads, streets, and alleys, including, names and width of all easements adjacent to the property. Indicate centerline of all road easements and streets, and show areas of inundation/flooding on the plot plan.
- Please indicate the location and square footage of new and /or modified landscape area

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 336-7553

[HTTP://WWW.SDCPS.ORG](http://www.sdcps.org)

Plot Plan Sample



Stormwater Notes:

1. Stormwater BMPs must be shown on the plot plan or on an Erosion Control Plan that is a separate page of the plans. See form PDS 272 for a sample of how these BMPs must be presented.
2. If a grading or topographic plan is used, the grading and topographic information must not interfere with the clarity and presentation of the plot plan information.

Owner:
 Carl Sample
 123 Sample Street
 Sample Town, US 90000
 Ph. 700-700-7000

Contact:
 Mike Sample
 124 Sample Street
 Sample Town, US 90000
 Ph. 700-700-8000

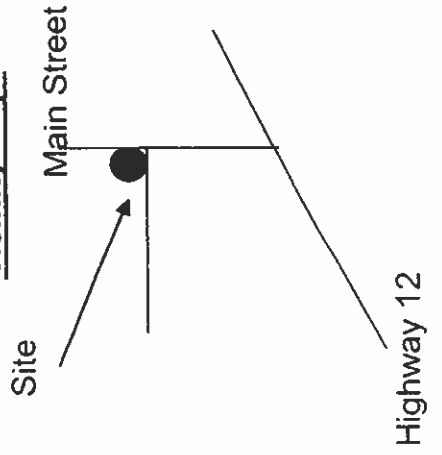
Site Address:
 123 Sample Street
 Sample Town, US 90000
 APN# 500-500-50
 2.8 acres (net)

Summary Table
Existing:
 SFD, 2,500 sq.ft.
 Attached Garage, 800 sq.ft.

Proposed:
 Recreation room, 1,200 sq.ft.
 Pool 850 sq.ft.
 Landscaped area

North
 Scale 1" = 20'

Vicinity Map:





County of San Diego, Planning & Development Services
AGENCY CONTACT LIST
 BUILDING DIVISION

WATER DISTRICTS

Water District and Address	Telephone and Website
Borrego Water District P.O. Box 1870 Borrego Springs, CA 92004	(760) 767-5806 www.borregowd.org
Canebrake County Water District 140 Smoke Tree Ln. Julian, CA 92036	(760) 765-0622
City of Escondido Utilities – Water 201 North Broadway Escondido, CA 92025	(760) 839-4681 http://www.ci.escondido.ca.us/depts/ut/index.html
Cuyamaca Water District P.O. Box 609 Julian, CA 92036	(760) 765-1202
Descanso Community Water District P.O. Box 610 Descanso, CA 91916	(888) 422-5260 www.amwater.com
Fallbrook Public Utility District 990 East Mission Rd. Fallbrook, CA 92028	(760) 728-1125 www.fpud.com
Helix Water District 7811 University Ave. La Mesa, CA 91941	(619) 466-0585 www.hwd.com
Jacumba Community Services District 1266 Railroad St. Jacumba, CA 91934	(619) 766-4359
Julian Community Services District 2656 Farmer Rd. Julian, CA 92036	(760) 765-0483 http://juliancsd.org
Lakeside Water District 10375 Vine St. Lakeside, CA 92040	(619) 443-3805 www.lakesidewaterdistrict.com
Majestic Pines Community Services District 1405 Banner Rd. Julian, CA 92036	(760) 765-0532
Mootamai Municipal Water District P.O. Box 812 Pauma Valley, CA 92061	(760) 742-3704
Olivenhain Municipal Water District 1966 Olivenhain Rd. Encinitas, CA 92024	(760) 753-6466 www.olivenhain.com
Otay Water District 2554 Sweetwater Springs Blvd. Spring Valley, CA 91978	(619) 670-2222 www.otaywater.gov
Padre Dam Municipal Water District 9300 Fanita Pkwy. Santee, CA 92072	(619) 448-3111 www.padredam.org
Pauma Municipal Water District P.O. Box 706 Pauma Valley, CA 92061	(760) 742-1520

Water District and Address	Telephone and Website
Pine Valley Mutual Water Company 28789 Old Highway 80 Pine Valley, CA 91962	(619) 473-8450 www.pinevalleywater.org
Questhaven Municipal Water District 20560 Questhaven Rd. Escondido, CA 92029	(760) 744-1500
Rainbow Municipal Water District 3707 Old Highway 395 Fallbrook, CA 92028	(760) 728-1178 www.rainbowmwd.com
Ramona Municipal Water District 105 Earham St. Ramona, CA 92065	(760) 789-1330 www.rmwd.org
Rincon del Diablo Municipal Water District 1920 North Iris Ln. Escondido, CA 92026	(760) 745-5522 www.rinconwater.org
San Diego County Water Authority 4677 Overland Ave. San Diego, CA 92123	(858) 522-6600 www.sdcwa.org
San Dieguito Water District 160 Calle Magdalena Encinitas, CA 92024	(760) 753-1145 www.ci.encinitas.ca.us/Government/CityD/SanDWD/
San Luis Rey Municipal Water District 5328 Highway 76 Bonsall, CA 92003	(714) 730-7083 www.sanluisreymwd.org
Santa Fe Irrigation District 5920 Linea Del Cielo Rancho Santa Fe, CA 92067	(858) 756-2424 www.sfidwater.org
Sweetwater Authority (South Bay Irrigation) 505 Garrett Ave. Chula Vista, CA 91910	(619) 420-1413 www.sweetwater.org
Vallecitos Water District 201 Vallecitos de Oro San Marcos, CA 92069	(760) 744-0460 www.vwd.org
Valley Center Municipal Water District 29300 Valley Center Valley Center, CA 92082	(760) 749-1600 www.vcmwd.org
Vista Irrigation District 1391 Engineer St. Vista, CA 92083	(760) 597-3100 www.vid-h2o.org
Wynola Water District P.O. Box 193 Santa Ysabel, CA 92070	(760) 765-4872 http://water.wynolaestates.com
Yuima Municipal Water District P.O. Box 177 Pauma Valley, CA 92061	(760) 742-3704 www.yuimamwd.com

SEWER SERVICES

Water District and Address	Telephone and Website
Borrego Water District P.O. Box 1870 Borrego Springs, CA 92004	(760) 767-5806 www.borregowd.org
City of Vista (Including Buena Sanitation District and Shadowridge) 200 Civic Center Dr. Vista, CA 92084	(760) 726-1340, x1372 www.cityofvista.com
Fallbrook Public Utility District 990 East Mission Rd. Fallbrook, CA 92028	(760) 728-1125 www.fpud.com
Leucadia Wastewater District 1960 La Costa Ave. Carlsbad, CA 92009	(760) 753-0155 www.lcwd.org
Olivenhain Municipal Water District (Including 4S Ranch and Rancho Cielo) 1966 Olivenhain Rd. Encinitas, CA 92024	(760) 753-6466 www.olivenhain.com
Otay Water District 2554 Sweetwater Springs Blvd. Spring Valley, CA 91978	(619) 670-2222 www.otaywater.gov
Padre Dam Municipal Water District 9300 Fanita Pkwy. Santee, CA 92072	(619) 258-4635 www.padredam.org
Pauma Valley Community Services District 33129 Cole Grade Rd. Pauma Valley, CA 92061	(760) 742-1909 www.yuimamwd.com
Rainbow Municipal Water District 3707 Old Highway 395 Fallbrook, CA 92028	(760) 728-1178 www.rainbowmwd.com
Ramona Municipal Water District 105 Earlham St. Ramona, CA 92065	(760) 789-1330 www.rmwd.org
Vallecitos Water District 201 Vallecitos de Oro San Marcos, CA 92069	(760) 744-0460 www.vwd.org
Valley Center Municipal Water District 29300 Valley Center Valley Center, CA 92082	(760) 749-1600 www.vcmwd.org
County Sanitation Districts Alpine Julian Lakeside Pine Valley Spring Valley Winter Gardens	(858) 514-4990
Private Sewer Districts (Dudek & Associates) Fairbanks Ranch Rancho Santa Fe CSD Whispering Palms	(760) 942-5147 www.dudek.com

SEPTIC INFORMATION

County of San Diego Department of Environmental Health
http://www.sdcounty.ca.gov/deh/water/lu_septic_systems.html

Kearny Mesa (858) 565-5173
 San Marcos (760) 471-0730

FIRE AGENCY

For information on the fire authority for your parcel, please see the San Diego County Fire Authority's web site at <http://www.sandiegocounty.gov/content/sdc/sdcfa/prevention/development-services.html>. A contact list is provided in the Fire Plan Check Forms section.

SCHOOL DISTRICTS

Note: Most school districts do not accept personal checks; contact the district office for information.

School District and Address	Telephone and Website	Comments
Alpine Union 1323 Administration Way Alpine, CA 91901	(619) 445-3236 www.alpineschools.net	
Bonsall Union 31505 Old River Rd. Bonsall, CA 92003	(760) 631-5200 www.bonsallusd.com	
Borrego Springs Unified 1315 Palm Canyon Dr. Borrego Springs, CA 92004	(760) 767-5359 www.icoe.k12.ca.us/ICOE/Schools/Borrego	
Cajon Valley Union 750 E. Main St. El Cajon, CA 92020	(619) 588-3000 www.cajonvalley.net	Closed between 12 p.m. and 1 p.m.
Chula Vista Elementary 84 East "J" St. Chula Vista, CA 91910	(619) 425-9600 www.cvesd.org	
Del Mar Union 225 9th Street Del Mar, CA 92014	(858) 755-9301 www.dmusd.org	
Dehesa 4612 Dehesa Rd. El Cajon, CA 92019	(619) 444-2161 www.sdcoe.k12.ca.us/districts/dehesa	
Encinitas Union 101 S. Rancho Santa Fe Rd. Encinitas, CA 92024	(760) 944-4300, x1166 www.eusd.k12.ca.us	
Escondido Union Elementary 2310 Aldergrove Ave. Escondido, CA 92029	(760) 432-2400 www.eusd4kids.org	Collects fees for Escondido Union High
Escondido Union High 302 N. Midway Dr. Escondido, CA 92025	(760) 291-3200 www.euhsd.k12.ca.us	Fees collected by Escondido Union Elementary, San Pasqual Union or Valley Center Union/Pauma
Fallbrook Union Elementary 321 N. Iowa St. Fallbrook, CA 92028	(760) 731-5400 www.fuesd.k12.ca.us	
Fallbrook Union High 2234 S Stagecoach Ln. Fallbrook, CA 92028	(760) 723-6332 www.fuhsd.net	Collects fees for Bonsall Union and Vallecitos
Grossmont Union High 1100 Murray Dr. El Cajon, CA 92020	(619) 644-8000 http://portal.guhsd.net	
Jamul-Dulzura Union 14581 Lyons Valley Rd. Jamul, CA 91935	(619) 669-7700 www.jdusd.k12.ca.us	Closed between 12 p.m. and 1 p.m.
Julian Union 1704 Cape Horn Julian, CA 92036	(760) 765-0661 www.sdcoe.k12.ca.us/districts/julianel	
Julian Union High 1656 Highway 78 Julian, CA 92036	(760) 765-0606 http://julian.ca.schoolwebpages.com	
La Mesa/Spring Valley 4750 Date Ave. La Mesa, CA 91941	(619) 668-5700 www.lmsvsd.k12.ca.us	
Lakeside Union 12335 Woodside Ave. Lakeside, CA 92040	(619) 390-2600 www.lusd.lsusd.net	

School District and Address	Telephone and Website	Comments
Mt. Empire Unified 3291 Buckman Springs Rd. Pine Valley, CA 91962	(619) 473-9022 www.meusd.k12.ca.us	
National City 1500 "N" Ave. National City, CA 91950	(619) 474-6791, x208 http://insd.us	
Oceanside Unified 2111 Mission Ave. Oceanside, CA 92054	(760) 757-2560, x281 www.oside.k12.ca.us	
Poway Unified 13626 Twin Peaks Rd. Poway, CA 92064	(858) 679-2570 www.powayusd.com	
Ramona Unified 720 Ninth St. Ramona, CA 92065	(760) 787-2031 www.ramonausd.net/ramonausd/site/default.asp	
Rancho Santa Fe P. O. Box 809 Rancho Santa Fe, CA 92067	(760) 753-6491 http://rfschool.net/	Fees collected by San Dieguito Union High
San Diego Unified 4100 Normal St., Annex 2 San Diego, CA 92103	(858) 637-3687 www.sandi.net	
San Dieguito Union High 684 Requeza Drive, Encinitas, CA 92024	(760) 753-6491 www.sduhsd.k12.ca.us	Collects fees for Rancho Santa Fe and Solana Beach
San Marcos Unified 215 Mata Way, Bldg. 5 San Marcos, CA 92069	(760) 290-2649 www.smusd.org	
San Pasqual Union 15305 Rockwood Rd. Escondido, CA 92027	(760) 745-4931 sanpasqual.schoolwires.com	Collects fees for Escondido Union High
Santee 9625 Cuyamaca St. Santee, CA 92071	(619) 258-2300 www.santeesd.net	
San Ysidro 4350 Otay Mesa Rd. San Ysidro, CA 92173	(619) 428-4476, x3003 www.sysd.k12.ca.us	
Solana Beach 309 North Rios Ave. Solana Beach, CA 92075	(858) 794-7100 www.sbsd.k12.ca.us	Fees collected by San Dieguito Union High
Spencer Valley 4414 Highway 78 Santa Ysabel, CA 92070	(760) 765-0336 www.sdcoe.k12.ca.us/districts/spencer	This district does not levy school fees at this time
Sweetwater Union High 1130 Fifth Ave. Chula Vista, CA 91911	(619) 691-5553 www.suhsd.k12.ca.us	
Vallecitos 5253 Fifth St. Rainbow, CA 92028	(760) 451-8200 www.vallecitosssd.com	Fees collected by Fallbrook Union
Valley Center Union/Pauma 28751 Cole Grade Rd. Valley Center, CA 92082	(760) 749-0464 www.vcpusd.k12.ca.us	Collects fees for Escondido Union High
Vista Unified 1222 Arcadia Avenue Vista, CA 92084	(760) 726-2170, x2320 www.vusd.k12.ca.us	Accepts fees during the hours of 1:00 p.m. to 4:00 p.m.
Warner Unified P.O. Box 8, 30951 State Hwy 79 Warner Springs, CA	(760) 782-3517 www.sdcoe.k12.ca.us/districts/warner	As of May 8, 2012 fees are levied

All districts levy school fees only under Government Code Section 53080.



County of San Diego, Planning & Development Services
**DEFINITIONS AND ACCESSORY USE
REGULATIONS FOR NON-HABITABLE
STRUCTURES (ATTACHED & DETACHED)**
ZONING DIVISION

EXCERPTS FROM THE ZONING ORDINANCE

SECTION 1100 DEFINITIONS

Accessory Building: A portion of a main building or a detached, subordinate building located on the same lot as a main building which is devoted exclusively to an accessory use.

Accessory Use: A use customarily incidental and accessory to the principal use of the land or the building site or to a building or other structure located on the same building site as the accessory use.

Barn: A building used for the shelter of livestock raised on the premises, the storage of agricultural products produced or consumed on the premises, or the storage and maintenance of farm equipment and agricultural supplies used for the agricultural operations on the premises. A barn may be located within or adjacent to an Animal Enclosure, but a barn is not considered an Animal Enclosure. A Barn is considered an accessory residential or agricultural use.

Private Garage: An accessory building or an accessory portion of the main building, designed and/or used for the shelter or storage of vehicles owned or operated by the occupants of the main building.

**SECTION 4841 REQUIRED DISTANCE BETWEEN DETACHED ACCESSORY BUILDINGS AND
MAIN BUILDINGS.**

No detached accessory building walls shall be closer than 6 feet to any main building walls or other accessory building walls on the same lot or building site and no detached accessory building eaves shall be closer than 4 feet to any main building eaves or other accessory building eaves on the same lot or building site. When the distance between either the walls or the eaves of a detached accessory building and a main building or living unit are less than specified in this section, the buildings are deemed attached for the purpose of determining setbacks and both must meet the setbacks prescribed for a main building.

SECTION 4842 SETBACKS FOR DETACHED ACCESSORY BUILDINGS AND STRUCTURES.

- a. No detached accessory building shall be located with walls closer than 3 feet or eaves closer than 2 feet from interior side or rear property lines.
- b. No detached accessory building authorized by Section 6156.g exceeding 1,000 square feet in area shall be located within a required setback pursuant to Section 4810.
- c. The combined area of all detached accessory buildings authorized by Section 6156.g, having any portion within the required setback pursuant to Section 4810, shall not exceed 1,000 square feet.

SECTION 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:

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>



County of San Diego, PDS, Zoning Division
ACCESSORY USE REGULATIONS FOR NON-HABITABLE STRUCTURES

Continued

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.

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:

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

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>



County of San Diego, PDS, Zoning Division
ACCESSORY USE REGULATIONS FOR NON-HABITABLE STRUCTURES

Continued

Lot Size (gross)	Det. Accessory Structures in all Res, Ag & S92 Zones (formerly 6156.g and 6156.h)
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.
3. Additional area, height and story 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. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator. The Administrative Permit shall not authorize reductions to required setbacks. Reductions to setbacks shall be subject to Section 7100, Variances.
4. A barn or agricultural building is not considered an animal enclosure. Therefore the animal enclosure area on a property is not included in the calculation of total barn square footage. A barn used as part of a commercial Horse Stable use is not considered an accessory structure for purposes of this section and therefore not included in or limited by this section.

j. Coops and Aviaries. Any enclosure or structure where poultry or birds are kept outside a dwelling, subject to the limitations of Section 3100. Coops and aviaries shall meet the setbacks for Animal Enclosures pursuant to Section 3112 and shall be included in the total square footage allowed pursuant to subsection h (see subsection g).

NOTE:

If a garage and carport, storage building, workshop, hobby shop, and other non-habitable similar uses are attached to a poolhouse, art or music studio, or recreation room, the entire structure must meet main building setbacks. If the garage and carport, storage building, workshop, hobby shop, and other non-habitable similar uses portion of the structure exceed the size limits stated in paragraph g.1 above, the more restrictive setback shall apply to the whole structure.



County of San Diego

Department of Environmental Health

Land and Water Quality Division

5500 Overland Avenue, Suite 210

San Diego, CA 92123

(858) 565-5173

Email: lwq duty.deh@sdcounty.ca.gov

www.sdcdeh.org

Emergency TOPs for Fire-Damaged Homes

For Sites Served by Onsite Wastewater Disposal Systems

The County of San Diego Planning Development Services, Building Division (PDS) will issue Emergency Temporary Occupancy Permits (ETOP) for properties with dwellings made uninhabitable by recent wildfires. Persons that qualify for this permit will be property owners of existing, legal dwellings that sustained damage. The ETOP expires 12 months after the date of issuance and cannot be issued to replace an illegal trailer or illegal dwelling. During this time, the property owner is expected to obtain a building permit from PDS to reconstruct the dwelling.

The Department of Environmental Health (DEH) will facilitate the processing of ETOPs where appropriate. These temporary trailers/mobile homes/RV units must be connected to an approved onsite wastewater disposal system, public sewer or holding tank that is maintained as described below. The following are the acceptable options for sewage disposal for travel trailers, RV's or mobile homes:

1. Leak proof connection to the existing septic tank or public sewer, assuming that neither have been damaged by the fire or fire related activities (clearing, salvage, etc.) Installation of sewage ejector pumps or pump systems to transport effluent may require additional permits and inspections by PDS/ Building Division.
2. If the temporary dwelling unit cannot readily gain access to the existing onsite wastewater disposal system or public sewer, confining the wastewater at all times to a holding tank may be permitted. Any holding tank must be dumped/pumped as needed (at an approved dump station or by a DEH-permitted Septic Pumper to prevent wastewater from discharging to the ground surface. Please note that DEH will cite the discharge of sewage effluent on the ground in accordance with San Diego County Section 68.311. Evidence of improper wastewater disposal may result in the cancellation of the ETOP by PDS.

Existing drinking water supply wells should be evaluated by a licensed contractor and serviced prior to use in the temporary unit. This is especially important in areas impacted by power outages.

Land Use Duty Specialists are available by phone at (858) 565-5173 from 8:00 a.m. to 4:00 p.m., Monday through Friday.



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Permit Processing for Fire-Damaged Homes For Sites Served by Onsite Sewage Disposal Systems

The Department of Environmental Health (DEH) will facilitate permit processing where appropriate, to help property owners rebuild homes that have been damaged or destroyed by fire. DEH may be able to sign off on the building permit application over-the counter (OTC) and waive fees, if the rebuild of the dwelling utilizes the same footprint and bedroom number as the originally approved dwelling. Proof that the damaged structure is being replaced on the existing footprint with same number of bedrooms will be verified by the County of San Diego, Planning and Development Services, Building Division (PDS). DEH will verify that the project meets the criteria for an OTC approval by consulting with PDS staff and utilizing the Accela system for property-specific information. Minor deviations will be handled on a case-by-case basis.

Affected property owners should contact DEH early in the rebuilding process, prior to building plan development or submittal to schedule a preliminary assessment. In many cases, a site visit will be required for DEH to obtain site specific information that must be evaluated prior to DEH building plan approval. DEH approval of building plans is required prior to PDS issuance of a building permit.

If the rebuild will result in a change in footprint, an increase in bedroom number, or house relocation, the proposal will be reviewed as any proposed addition or remodel for a house served by an onsite wastewater disposal system. OTC approvals for fire rebuilds *with modifications as described above* will only be considered when there is sufficient documentation demonstrating that the proposed structure will not impact the existing onsite wastewater disposal system including the required 100% reserve area or any off-site properties due to grading or setbacks. If an OTC approval cannot be granted, a field layout review with applicable fees may be required.

All fire-rebuild layout submittals will be expedited. Additionally, any property that requires relocation or modification of the onsite wastewater disposal system will be required to obtain a septic tank permit.

***Homeowner's Guide for
Flood, Debris, and Erosion
Control after Fires***



The assistance of the following agencies and publications in preparing this guide is gratefully acknowledged:

Homeowner's Guide for Flood, Debris, and Erosion Control published by the Los Angeles County Department of Public Works

Homeowners Guide for Flood Prevention and Response published by Santa Barbara County Flood Control and Water Conservation District

Stormwater Best Management Practice Handbook for Construction Activities California
Stormwater Quality Association (CASQA), January 2003

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| *This information is provided to assist residents with erosion control, but not all circumstances are alike. Home owners should consult an erosion control professional for assistance with more difficult circumstances.

After the Fire

The effects of fire can be felt long after the flames are extinguished. Rates of erosion and runoff can increase to unsafe levels when trees, shrubs, grasses and other groundcover are no longer present. Under normal circumstances, roots help to stabilize soil, while stems and leaves slow water down, giving it time to absorb or soak into the soil. These protective functions can be severely compromised or even eliminated by fires. In the aftermath of a fire, the potential for flooding, debris flows, and erosion is greatly increased. Fortunately there are many things you can do to protect your home or business from the damaging effects of a fire:

Flooding - Flooding may occur even during moderate storms as rain falls on areas where vegetation has been destroyed by fire. Remember that flood waters:

- Consist of large quantities of water, and are often very turbulent and murky due to fine sediment, ash, and soil.
- Flood waters can quickly reach depths that would pose a threat to people or automobiles.
- Inundate large areas and can damage or destroy structures in their path.

Debris Flows - Debris flows are equally dangerous, especially in hillside or mountainous areas. Remember that debris flows:

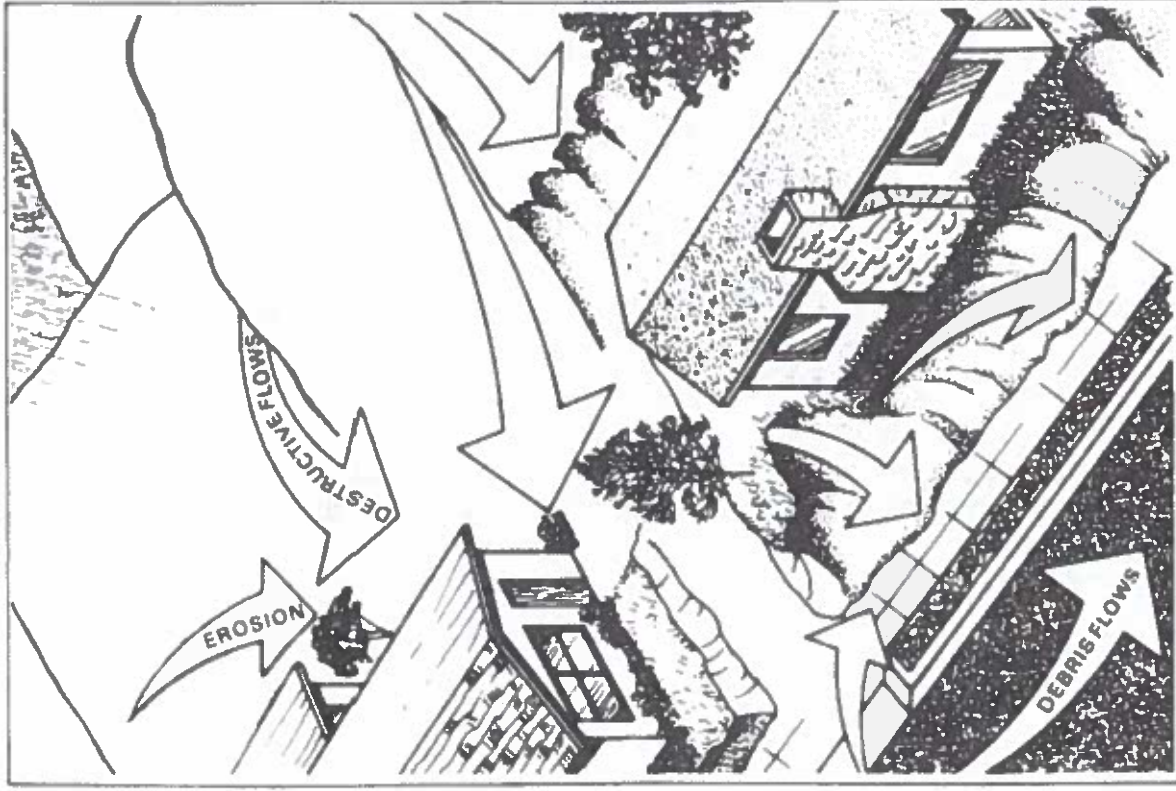
- Consist of large quantities of soil, rocks, boulders, trees, or brush moved by flood waters.
- Occur when flood waters flow over barren soils and burn areas.
- Are highly destructive and may leave large quantities of sediment and rocks in their paths.
- Contain sufficient strength to destroy objects in their path.
- Can be controlled or directed to reduce property damage.

Erosion - Erosion often results in areas where there are steep banks of scoured soil or other ground materials. Remember that erosion:

- Cannot be controlled while it is happening and is often not seen until flood waters have subsided.
- Can seriously undermine structures, often leading to major structural failures.
- Occurs most often when waters flow rapidly over loosely compacted soil or burn areas.
- Can be reduced by stabilizing slopes prior to storms.

Figure 1 provides a general illustration of the types of actions you can take to protect your property from those hazards mentioned above. The remainder of this guide provides more detailed descriptions of these and other recommended practices that you can take to protect your home and property.

An Unprotected Home



A Protected Home

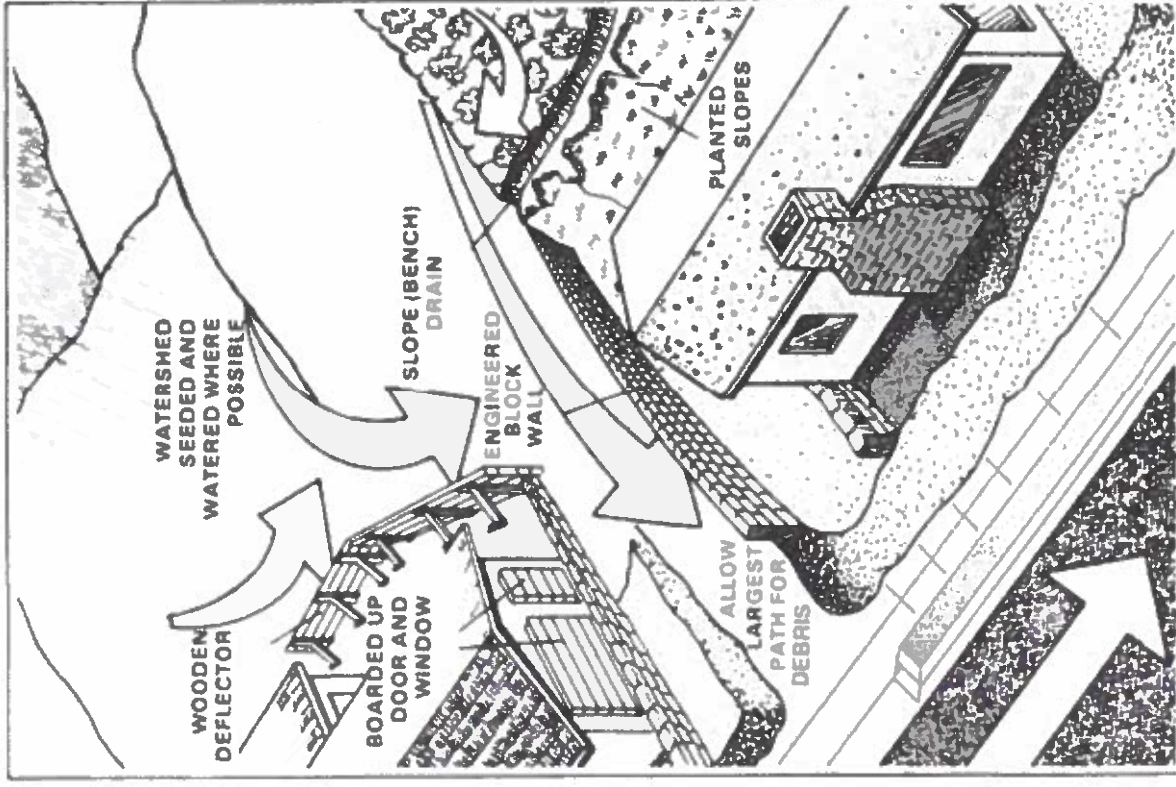


Figure 1: Examples of Unprotected vs. Protected Homes

Getting Prepared

Evaluating your Property

After a fire, it is important to thoroughly evaluate and plan for storm events in order to help protect your property. First, start by determining where water and debris are likely to flow and collect. Once you have located potential routes where water and debris may flow, plan and implement diversions in those identified flow pathways. Pay particular attention to steep, barren slopes, low spots, and high flow areas when planning for structure and property protection.

General Precautions

During a storm event, property damage can be attributed to stormwater runoff, debris (mud, rocks, branches, etc.), or both. When devising a protection strategy for your property, pay special attention to the following general rules:

- Never underestimate the power of stormwater and debris flows.
- Try to direct stormwater and debris flows away from any structures.
- Avoid altering natural or existing drainage patterns in a way that might worsen conditions for you or your neighbor. Work cooperatively with your neighbor to achieve the best results.
- Avoid trying to control or confine flows more than is absolutely necessary; remember that the water and debris flows need to go somewhere.
- Place protection devices in such a way so as to deflect debris; do not try to create a dam or stop the flows in any way; this may cause flooding.
- In extreme condition, board up windows as necessary to prevent debris from entering structures.
- Protect your most valuable property first - your home; then consider what time and money are available to protect other less valuable objects such as swimming pools, landscaping, or other minor structures.
- Be prepared to sacrifice the use of portions of your property to achieve the greatest amount of protection.
- Don't take unnecessary risks; if your debris control problems appear to warrant solutions beyond the scope of this guide, consult a competent expert such as a civil or geotechnical engineer or a landscape architect for additional advice.

Materials and Supplies

There are many effective and relatively inexpensive do-it-yourself ways to control flows. Most can be installed with normal household tools using materials available at your local lumber yard or hardware store. Materials that you may need to implement the specific methods

described in this guide typically include sandbags, gravel bags, fiber rolls, lumber, plywood, plastic sheeting, rubber seals (similar to weather stripping), and concrete blocks.

Maintenance of all erosion control devices along with the routine removal of accumulated water and debris is crucial to avoid potential flooding problems and structural damage. When not routinely maintained, erosion control devices may become ineffective. In addition, all drainage pathways should be kept clear of debris and overgrowth since blockage may cause flooding and structural failure. Typically, maintenance of hillside drains is the responsibility of the property owner.

Sandbags - Sandbags are commonly used for a variety of specific purposes to prevent property damage. Properly filled, installed, and maintained sandbags can be used very effectively to re-direct stormwater and debris flows away from property improvements. Figure 2 below provides general instructions for filling and placing sandbags. Note: sand bags should NOT be used on a slope or hillside.



	<ul style="list-style-type: none">○ Fill sandbags one-half full. Sand is suggested if readily available; however, any local soil may be used.○ For a more durable bag with increased effective life, mix 10 parts of sand or soil with one part of cement. The materials can be mixed and placed dry. After all bags are in place, a light sprinkling of water is recommended.○ If you do not have tie closures for the bags, fold the top of the sandbag down and place the bag on top of the folded top. It is important to place bags with the folded top in an upstream or uphill direction to prevent bags from opening when water runs by or over them.
	

Figure 2: Instructions for Filling and Using Sandbags

To ensure their effectiveness, care should be taken to properly stack sandbags. Figure 3 illustrates a number of ways in which sandbags can be used, each showing their proper placement. When stacking sandbags, make sure that each layer is completed prior to starting the next one. Also limit placement to two layers unless a building is used as a backing or the sandbags are stacked in a pyramid fashion.

It's important to remember that there are limitations to using sandbags. They will not completely seal out water. Sand and soil filled sandbags also deteriorate when they're exposed to the sun for extended periods of time, and from the continued wetting and drying over several months; if the bags are placed too early, they may not be as effective when it rains. Finally, sandbags are generally intended for low-flow protection (up to two feet). Protection from higher flows often requires a more permanent type of structure.

Gravel bags are similar to sandbags except they are made of burlap and filled with small rocks (gravel). Gravel bags should be placed on slopes to minimize erosion. The burlap and gravel

allow stormwater to pass through the bag while trapping sediment upstream. Gravel bags should be placed across the slope not more than two high as shown in Figure 2. Remember to clean out the silt trapped behind the bags after each storm.

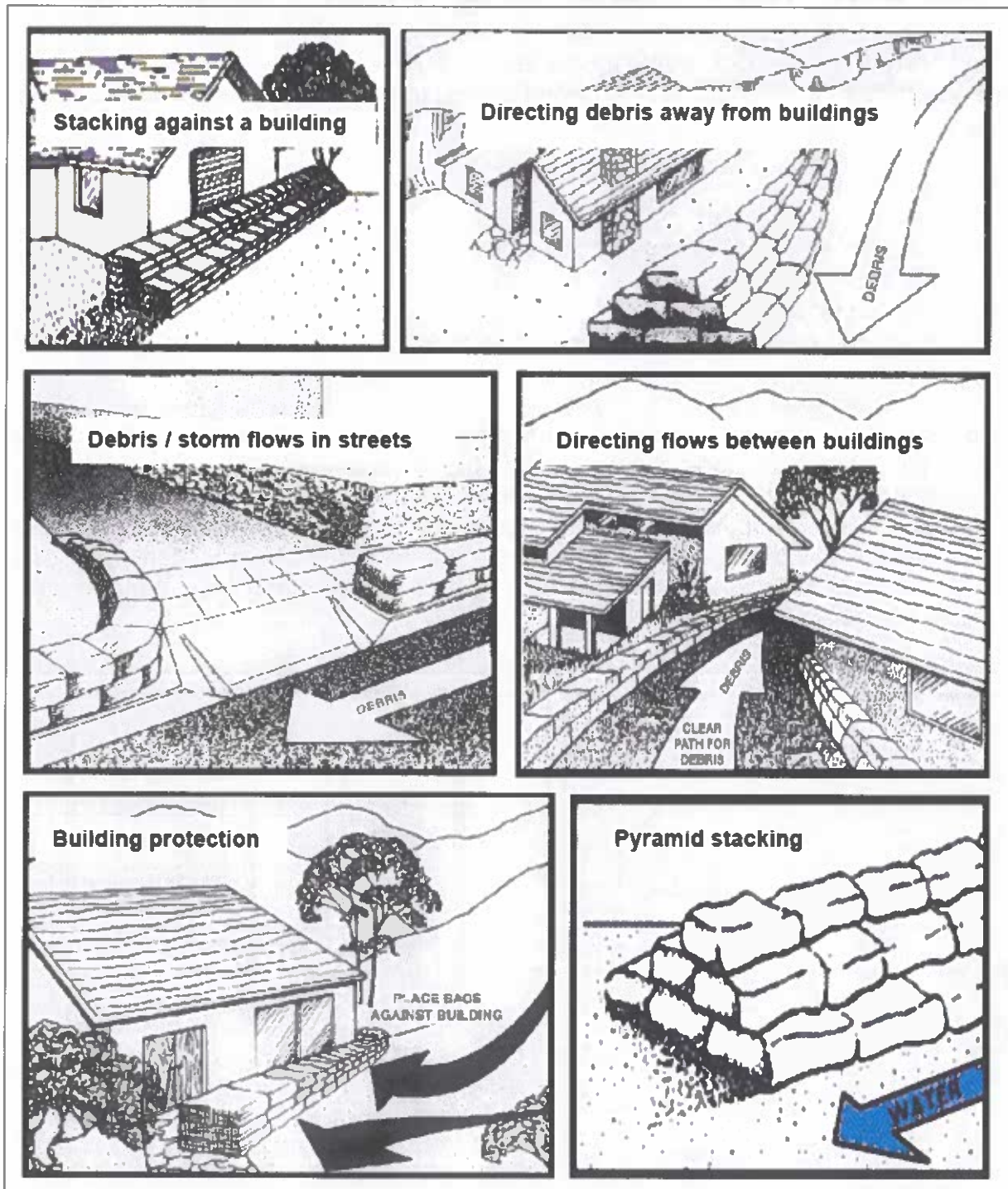


Figure 3: Uses and Proper Placement of Sandbags

Methods for Protecting Your Property

Each property is unique. Protective measures should always be selected to address your property and its surroundings. The following issues should be considered in developing a strategy:

- Protecting structures
- Protecting land from water and debris flows
- Protecting slopes and surfaces from erosion

Protecting Structures

Several types of deflection devices can be used to protect structures, doorways, and windows on your property.

For Doors and Windows - One way to protect doors and windows is to completely cover them with plywood. Low-grade plywood can be placed over windows, vents, and doors and should overlap 3 to 4 inches on all sides. Each sheet of plywood should be secured with four or more nails, screws, or bolts; stakes and boards may also be used to wedge barriers in place. When the plywood is no longer needed, it can be dismantled and stored for years to come. As an alternative, standing pipes on both sides of a door may be used to secure a removable barrier (see Figure 4).

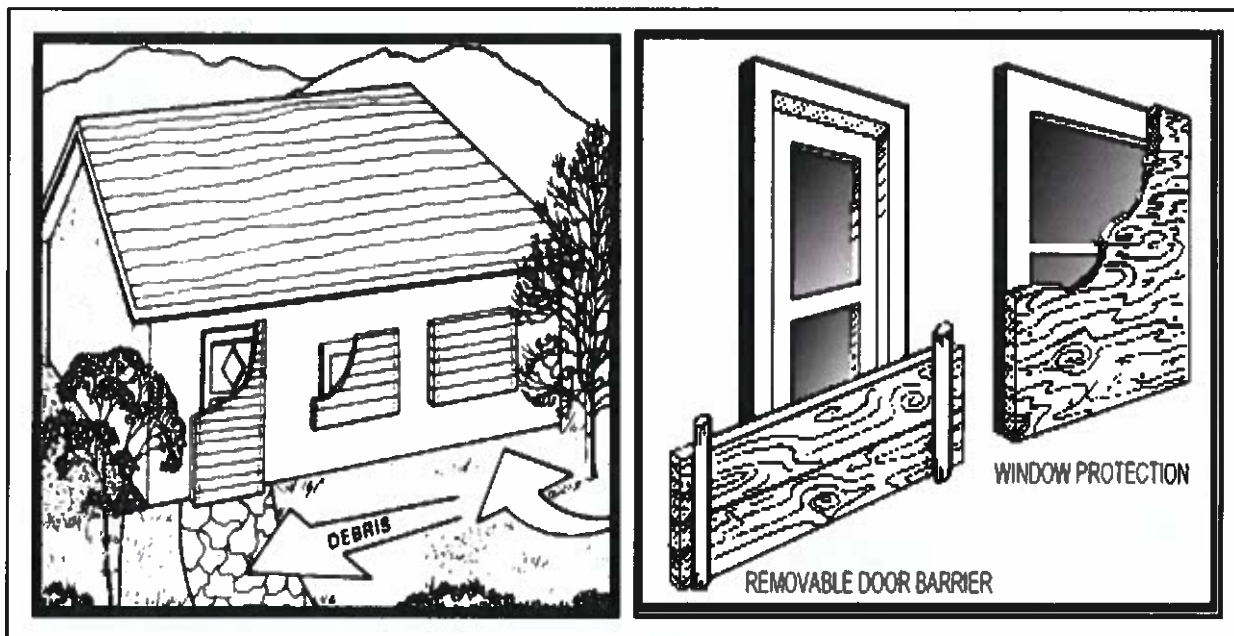


Figure 4 - Using Plywood to Protect Doors and Windows

To prevent water from seeping around a door, a rubber seal (similar to weather stripping) can be affixed to the doorframe. When the door is closed, a watertight seal should result. To prevent water from seeping around a sliding glass door, a plastic sheet (2 to 3 millimeters thick) should be placed between the door and the sandbags or between the door and the plywood barrier (see Figure 5). This is not recommended if water levels are anticipated to rise above two feet.

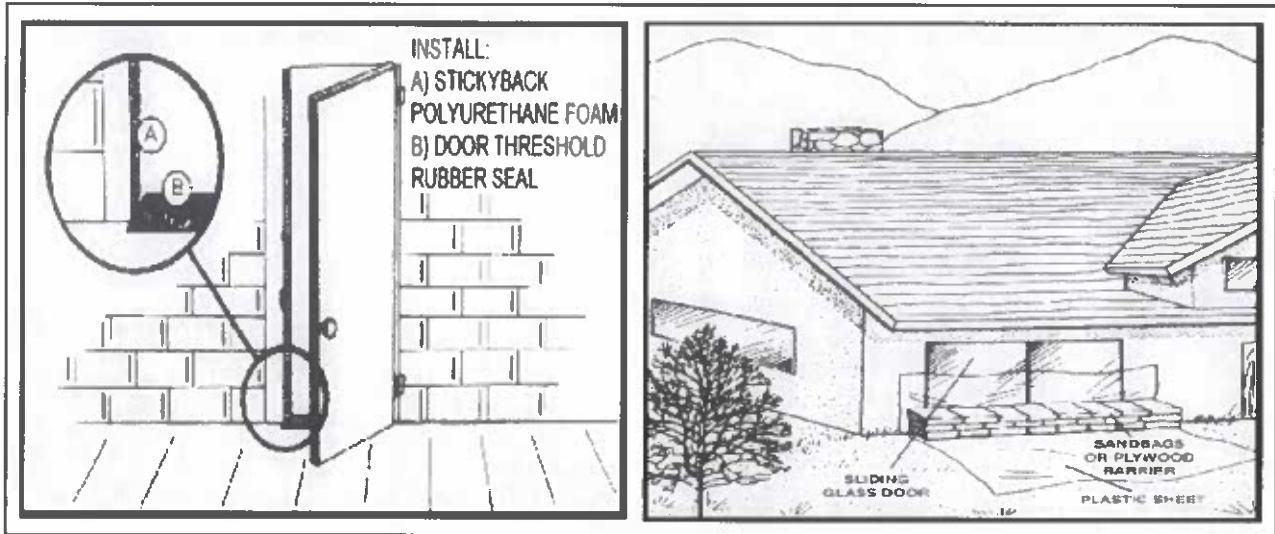


Figure 5 – Sealing Conventional and Sliding Glass Doors

For Structures - Low-grade lumber can be used to create a timber deflector (see Figure 6). This device should be limited to a height of three feet. When installing timber deflectors, drive stakes into the ground at least one-half their length to ensure proper anchorage. Place deflectors on solid, level soil if possible to reduce the hazard of undercutting.

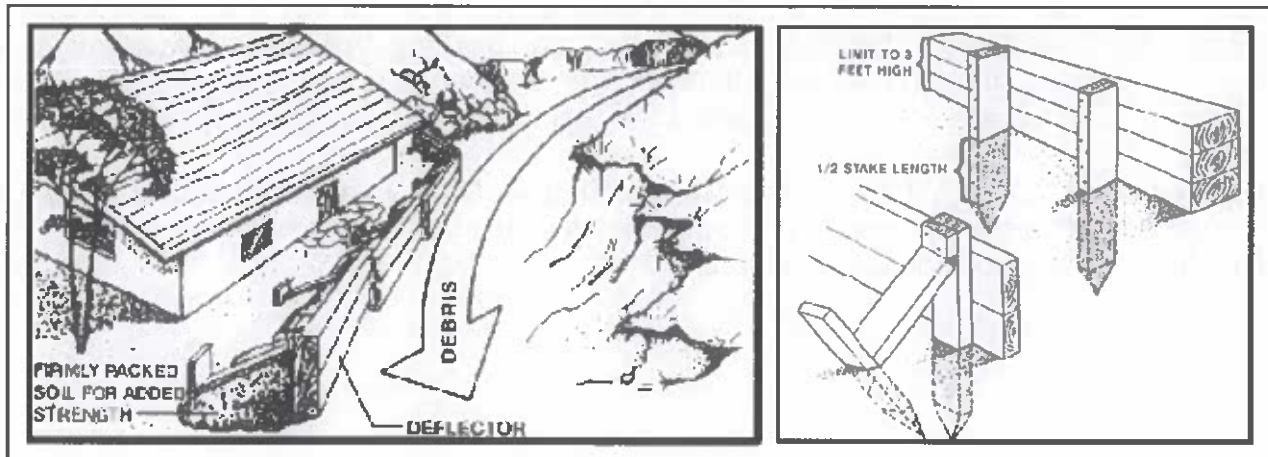


Figure 6 – Using Lumber and Soil to Create a Timber Deflector

Sections of the lumber barriers should be overlapped so that the protruding ends are facing downstream. If additional strength is needed, soil or sandbags can be firmly packed behind the deflector. If a taller barrier is required, an engineered wall should be considered.

Concrete block walls that are designed and built to withstand water and debris flows are excellent for protection and durability. In many cases, such walls can be adapted to become part of the landscaping. These walls generally are expensive and should be considered permanent installations. *Caution: Only engineered walls should be installed.* Other permanent solutions include telephone poles or railroad tie barriers or removable driveway barriers (see Figure 7).

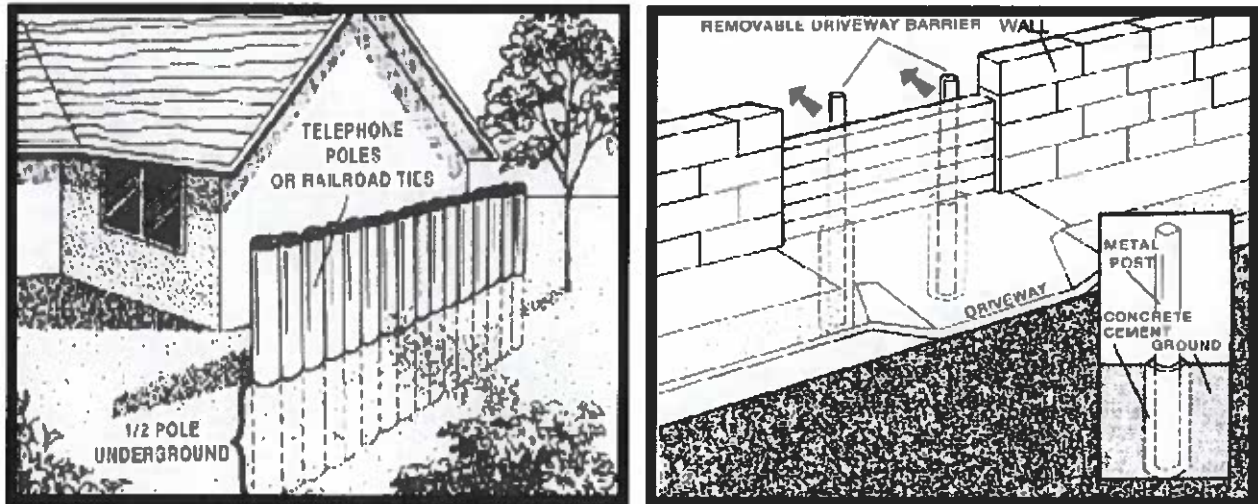


Figure 7 – Examples of Permanent Barriers

Protecting Land from Water and Debris Flows

At times it may be necessary to control the amount of water and debris that flows onto your property from surrounding areas. To divert this water, a small slope or drain can be dug at the top of each steep slope surrounding your property (see Figure 8). It is important not to allow large amounts of water to flow or build up along any one route. Maintenance of the control devices and accumulated water and debris flows is crucial to avoid potential flooding problems. All drainage areas should be kept clear of debris and overgrowth since blockage may cause undermining and structural failure of the drainage areas or increased erosion of the hillside. Typically, maintenance of hillside drains is the responsibility of the property owner.

Ditches and Drains - Where ditches are used in unstable or non compacted soils, they should be planted with perennial grasses. Slopes particularly susceptible to erosion may also require supplemental erosion control measures.

Please note that it is unlawful to divert natural flows in a way that will negatively impact neighboring property. Always work cooperatively with your neighbors for the best results. Ditches should ideally drain into a natural watercourse or a well-vegetated area.

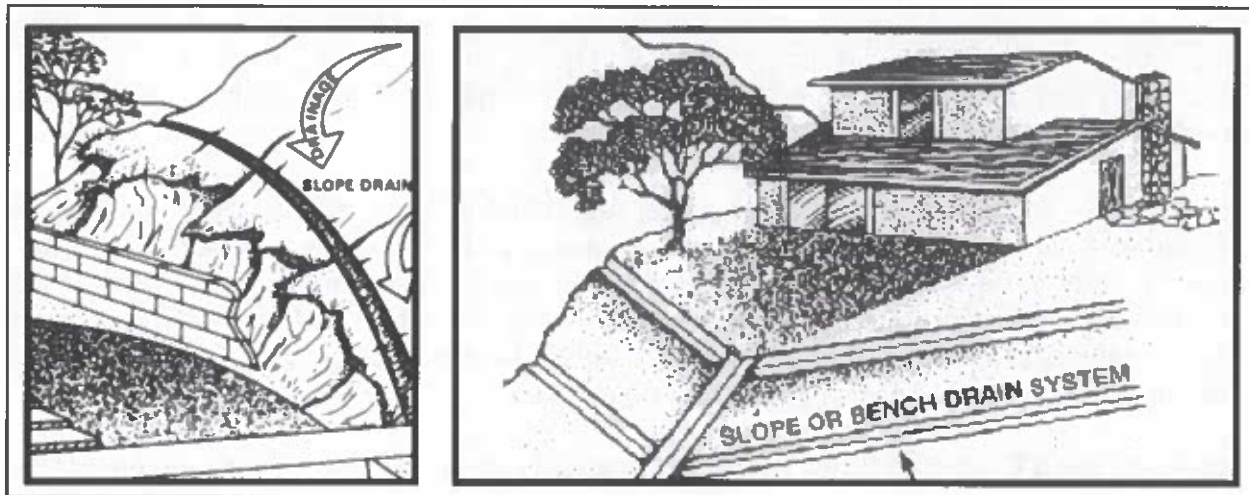


Figure 8 – Using Drains to Divert Flow from Slopes

Protecting Slopes and Surfaces from Erosion

The focus of your erosion control strategy should be on permanently stabilizing all slopes and exposed surfaces. Landscaping of slopes is a long-term solution to erosion problems and is typically the easiest way to prevent erosion. Barren areas should be replanted as soon as possible and temporary measures used until the plants are well established. Professionally applied slope stabilization (such as hydro-seeding or hydro-mulching) is commercially available, and should be considered on high, steep slopes. These and other temporary measures are discussed below and illustrated in Figure 9.

Hydro-seeding - Hydro-seeding consists of applying a mixture of seeds combined with a binding substance to barren slopes and burned hillsides. Hydro-seeding can help to reduce erosion by establishing quick growing plants to stabilize soils. Once established, these plants will reduce erosion by slowing runoff velocity, enhancing infiltration of water into the soils, and trapping sediment and other particulates. Hydro-seeding will require irrigation during dry weather in order to establish the seed growth process. Hydro-seeding should be applied at least 24 hours prior to a rain event. Until the vegetation is established, additional erosion control measures may be necessary; additionally, a second application may be required for it to remain effective for an entire rainy season.

Hydro-mulching - Hydro-mulching consists of applying a mixture of shredded wood fiber or other hydraulic matrix. Mulching temporarily protects exposed soil from erosion by storm runoff or wind. Hydro-mulching can help to decrease runoff and increase natural water infiltration and should be applied at least 24 hours prior to a rain event. Because mulching is a temporary measure, additional erosion control measures may be necessary until new

vegetation is established; additionally, a second application may be required for it to remain effective for an entire rainy season.

Fiber Rolls - Fiber rolls are comprised of straw, flax, or other similar materials bound into a tight tubular roll. When they are placed at the toe and on the face of slopes, these devices reduce the velocity of storm runoff by releasing the runoff as sheet flow, and help to contain (hold back) and remove sediment from the runoff. When properly installed, fiber rolls can also be effective in reducing erosion.

Silt Fences - Silt fences are made of a filter fabric that is attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. They help to retain sediment, while allowing water to flow through. Silt fences are suitable for perimeter control and should be placed below areas where sheet flows discharge from the site. They are only applicable for sheet or overland flows, and should not be used on slopes. Silt fences are most effective when used in combination with other erosion controls.

Straw or Wood Chip Mulching - Straw or wood chips can be used to hold soil in place. This has the added benefit of increasing the organic content of the soil. Either material should be worked into the top few inches of the soil. A cover layer of chips approximately 2 inches deep (or less) can also be used as slope and soil conditions warrant.

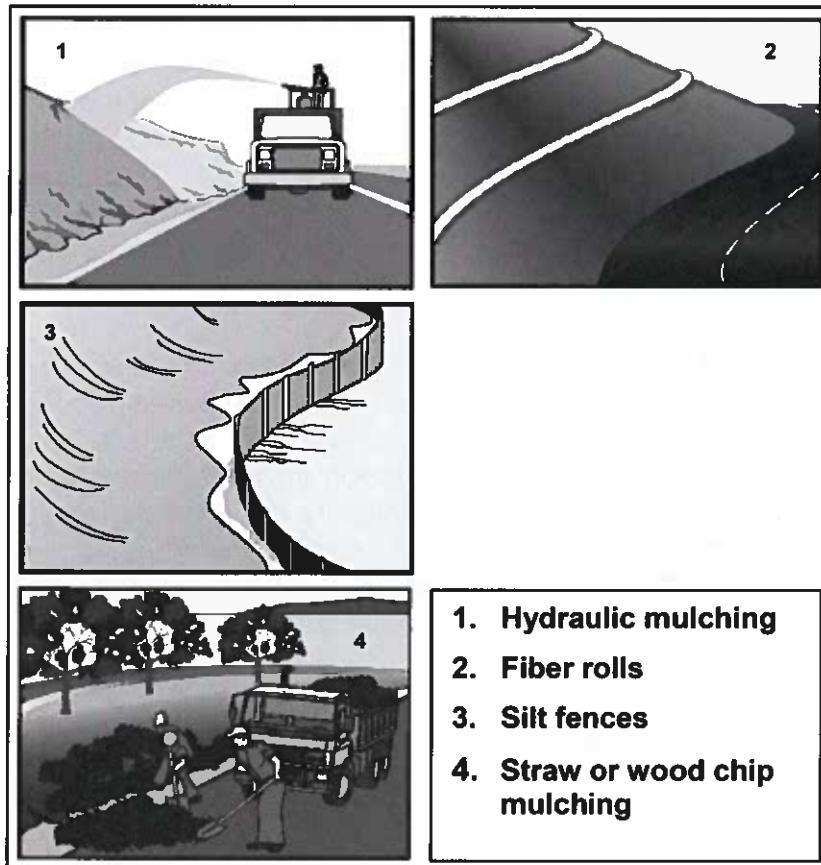


Figure 9 – Examples of Temporary Measures to Protect Your Property

Flood Insurance

Flood insurance under the National Flood Insurance Program is available throughout the unincorporated areas of San Diego County even if your property is not in a flood hazard area. To determine if your property is in a federally designated flood hazard area, you can contact the County of San Diego at (858) 694-2112.

If you have concerns that flooding may cause damage to your home, you should contact your insurance broker regarding flood insurance. Please note that when purchasing insurance voluntarily, there is a 30-day waiting period after the policy is issued, before the coverage becomes effective. For more information about flood insurance, contact the Federal Emergency Management Agency (FEMA) at the following toll free number: 1-888-379-9531 or floodsmart.gov.

Glossary of Terms

Bench Drain - Typically a V-shaped ditch covered with gunite or concrete, which is located horizontally and vertically along residential hillside areas. This device assists in draining the slope to protect against hillside erosion. Typical width is 3-5 feet and typical depth is 12". (Same as a "Slope Drain")

Debris - Any combination of ash, soil, rock, mud, trees, or vegetation usually transported by debris flow.

Debris Flow - Consists of any ash, soil, rocks, boulders, trees, or brush being moved along the landscape by storm waters. Depending on the intensity of the storm, debris flows may contain sufficient strength to destroy or move objects such as cars and buildings in their path.

Drainage Patterns - The drainage paths storm water runoff usually or historically takes through a given area.

Engineered Concrete Block Walls - Walls engineered to hold back water and debris flows. These walls are considered to be permanent, and generally do not require replacement or maintenance.

Flood - (1) typically a temporary condition of partial or complete inundation of land areas due to the overflow of inland or tidal waters; or (2) a large amount of storm runoff inundating an area of land that would, under normal conditions, be dry.

Flood Insurance - This type of insurance provides monetary compensation for flood damages to your home or belongings in your home. Flood insurance can be purchased through your local insurance agent.

Ground Cover - Typically low-lying vegetation that will spread outward, eventually covering all surrounding bare soil.

Natural Watercourse - An unimproved natural stream of any size; includes rivers, creeks, branches, canyons, arroyos, gullies, washes, etc.

Overgrowth - Foliage that has grown and spread out so as to obstruct or block any natural watercourse (drainage area), improved drainage device (such as a storm channel, culvert, or storm drain), or other such structures.

Rainy Season - That portion of the year, typically from October 1 to April 30, when San Diego County receives its largest amount of rain.

Sandbags - A plastic or vinyl type bag that can be filled with sand or native soil. These bags can be stacked or placed in such a fashion to redirect storm and debris flows away from homes or property improvements.

Slope Drain - Typically a V-shaped ditch covered with gunite or concrete located horizontally and vertically along residential hillside areas. This device assists in draining the slope to protect against hillside erosion. Typical width is 3-5 feet and typical depth is 12". ("Same as a Bench Drain ")

Sump - A low-lying area with no drainage outlet, which captures and contains any amount of storm runoff or debris flows.

Sump Pump - A pump designed to remove water or debris out of a sump or basement.



County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH
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Phone: (858) 505-6700 or (800) 253-9933 Fax: (858) 505-6786
www.sdcdeh.org

What to Do After a Wildfire

You may want to temporarily delay your property cleanup in the unincorporated area of the County until you have been checked by a County damage assessment team member. You may jeopardize your insurance claims. Contact your insurance company as soon as possible for guidance. For County damage assessment information please call 211.

Residents returning to fire damaged homes and structures need to take precautions. Hazardous materials as well as structural damage pose serious threats to your health and safety. It is strongly advised you take some basic safety measures when inspecting and cleaning up your home and property.

Returning to the Fire Zone

- **Use caution and exercise good judgment when re-entering a burned area.** Hazards may still exist, including hot spots, which can flare up without warning.
- **Avoid damaged or fallen power poles or lines, and downed wires.**
- **Immediately report electrical damage to authorities.** Electric wires may shock people or cause further fires. If possible, remain on the scene to warn others of the hazard until repair crews arrive.
- **Be careful around burned trees and power poles.** They may have lost stability and fall due to fire damage.
- **Watch for ash pits and mark them for safety.** Ash pits are holes full of hot ashes, created by burned trees and stumps. Falling into ash pits or landing in them with your hands or feet can cause serious burns. Warn your family and neighbors to keep clear of these pits.
- **Visually check the stability of the trees.** Any tree that has been weakened by fire may be a hazard. Winds are normally responsible for toppling weakened trees. The wind patterns in your area may have changed as a result of the loss of adjacent tree cover.

- **Look for burns on the tree trunk.** If the bark on the trunk has been burned off or scorched by very high temperatures completely around the circumference, the tree will not survive. Where fire has burnt deep into the trunk, the tree should be considered unstable.
- **Look for burnt roots by probing the ground with a rod around the base of the tree and several feet away from the base.** Roots are generally six to eight inches below the surface. If the roots have been burned, you should consider this tree very unstable, and it may be toppled by wind.
- **A scorched tree is one that has lost part or all of its leaves or needles.** Healthy deciduous trees are resilient and may produce new branches and leaves as well as sprouts at the base of the tree. Evergreen trees may survive when partially scorched. An evergreen tree that has been damaged by fire is subject to bark beetle attack. Please seek professional assistance from the forestry service concerning measures for protecting evergreens from bark beetle attack.

Returning to Your Home

- **If your home was damaged, check with your local utilities company.** Make sure gas and electricity are turned off before entering the area. SDG&E Phone: (800) 411-SDGE.
- **Use a flashlight.** Do not light matches or turn on electrical switches if you suspect electrical damage or gas leaks.
- **Check for gas leaks starting at the water heater.** If you smell gas, get everyone out of the area and house; if safe to do so turn off the main gas valve, open windows and contact the gas utility or propane company.
- **If there is no power and if safe to do so, check to make sure the main breaker is on.** Fires may cause breakers to trip. If the breakers are on and power is still not present, contact the utility company.
- **If safe to do so check the roof and extinguish any sparks or embers.** Wildfires may have left burning embers that could re-ignite.
- **Recheck for smoke and sparks throughout the home, including the attic for several hours.** The winds of wildfires can blow burning embers anywhere. Keep checking your home for embers that could cause fires.
- **Before sifting through debris, using a face mask, spray with a fine spray mist of water to minimize health impacts from breathing dust particles.**
- **Other hazards to be aware of:**
 - Unstable walls, floors, and roof
 - Sharp objects such as nails, glass, metal, etc
 - Dead or injured animals
 - Damaged septic tank
 - Snakes and other wild animals
 - Bees disturbed by the fire

Personal Protection

Take precautions while cleaning your property. You may be exposed to potential health risks from hazardous material, debris, and ash.

- Wear protective glasses or goggles to protect your eyes.
- Use a two-strap dust particulate mask with a nose clip. If you do not have a mask, use a damp cloth to cover your nose and mouth.
- Wear long sleeved shirt and long pants to protect your skin.
- Wear leather gloves to protect hands from sharp objects while removing debris.
- Wear rubber gloves when working with outhouse remnants, plumbing fixtures, sewer piping, and chemicals.
- Wear boots with thick (lug) soles. Avoid tennis/running shoes, sandals, etc. whose soles can melt or be punctured.
- Avoid getting overheated while working. Drink plenty of water to stay hydrated.

Hazardous Materials

Hazardous materials such as household cleaning products, paint, batteries, gasoline, contaminated fuel, and damaged fuel containers need to be safely handled to protect the environment and human health.

- For information on how to properly dispose of household hazardous waste please call:
 - Unincorporated areas of the County (877-713-2784)
 - Incorporated areas of the County 800-237-BLUE (800-237-2583)
 - City of San Diego 858-694-7000
 - North County Cities 800-714-1195
- For information on how to clean up spilled hazardous materials please contact the County of San Diego Hazardous Materials Information Line at 858-505-6880.

Household Hazardous Waste:

Household hazardous waste must be handled separately from other burn debris and cannot go into a landfill or into regular trash containers. Household hazardous waste includes damaged or leftover portions of products used at your home that can contain toxic chemicals. Products labeled *Caution, Warning, Danger, Poison, Toxic, Flammable, Combustible, or Corrosive* are considered hazardous.

Some examples of household hazardous waste includes:

- Aerosols
- Antifreeze
- Auto Batteries
- Auto Fluids
- Batteries
- Cleaners
- Disinfectants
- Electronic waste
- Fertilizers
- Fuels
- Latex / Oil-Based Paints, Stains, Varnishes
- Pesticides
- Pool Chemicals
- Propane BBQ Cylinder
- Solvents
- Used Oil, Motor Oil, and Oil Filters
- Wood Preservatives

Propane or Heating Oil Tanks:

- If you have a propane tank system, contact your propane supplier, turn off valves on the system, and leave valves closed until the supplier inspects your system. Tanks, brass and copper fittings and lines may have been damaged from the heat and be unsafe. If fire burned the tank, the pressure relief valve probably opened and released the contents. Propane safety guidance:

http://www.sandiegocounty.gov/content/dam/sdc/deh/hmd/pdf/hmd_propane_factsheet.pdf

- If you have a heating oil tank system, contact a heating oil supplier for an inspection of your system before using. The tank may have shifted or fallen from the stand and fuel lines may have kinked or weakened. Heat from the fire may have caused the tank to warp or bulge. Non-vented tanks are more likely to bulge or show signs of stress. The fire may have loosened or damaged fittings and filters.

Portions of this document were excerpted from the American Red Cross's pamphlet: After a Wildfire
<http://www.redcross.org/get-help/prepare-for-emergencies/types-of-emergencies/wildfire#/About>



Planning & Development Services (PDS) provides several options to conduct online research for your property or development. Our online services are available 24 hours a day, seven days a week from the comfort of your home or office.

1. ZONING AND GENERAL PARCEL INFORMATION

For Zoning and General Plan information and more, please use the following link: [Zoning Info](#)
For a complete Initial Study Research package, please use the following link: [ISRP](#)

2. ZONING DIVISION

Discretionary Permit Types and Application Forms: Please use the following to access the discretionary permit types and the appropriate application forms:

<http://www.sandiegocounty.gov/content/sdc/pds/appforms.html>

- **Discretionary Permit Applications:** provides a list of permit specific Fee Summary Sheets which include, information on fees, deposits, processing notes, information and links to application forms for each type of Discretionary Permit.
- **Discretionary Forms:** Use these forms when submitting discretionary permit applications.
- **Fee schedule:** The Fee schedule (PDS-369) may assist you in determining the costs associated with your discretionary permit application. You could also use our discretionary permit time and cost guide to get an idea of how much the County portion of your project may cost:
<http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/cost-schedule-summary.pdf>

3. BUILDING DIVISION

for Building Permit information, forms, submittal info and handouts please use the following link:
<http://www.sandiegocounty.gov/content/sdc/pds/bldgforms.html>

4. PARCEL DEVELOPMENT AND ENVIRONMENTAL INFORMATION

For instructions on how to use the Initial Study Research Packet to obtain preliminary parcel development and environmental information for properties, including property maps, general plan and zoning information, please use the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/guidance/ISRP%20User%20Guide Public.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/guidance/ISRP%20User%20Guide%20Public.pdf)

5. COPIES OF DISCRETIONARY PERMITS, PLOT PLANS, DECISIONS, ENV. RECORDS

For discretionary permits, or copies of approved plot plans, or decisions are available through this content library. Please note that not all documents in the library function with keyword search and not all PDS documents are available through the following link:

<https://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

6. DISCRETIONARY PERMIT INFORMATION

The Planning & Development Services website please use the following link:
www.sandiegocounty.gov/pds



7. REVIEW AND PRINT COPIES OF PARCEL MAPS AND FINAL MAPS

For copies of PM's and Map's please use the following link: <https://srs.sandiegocounty.gov/>

8. ACCELA CITIZEN ACCESS

For permit research, apply for some permits, make payments and obtain other PDS information, please use the following link: <http://www.sandiegocounty.gov/content/sdc/pds/AccelaUpdates.html>

9. Have additional questions?

If you have any additional questions, we would strongly recommend requesting an Initial Consultation Meeting for relatively little money. This will afford you the opportunity to sit down with a planner and discuss the "ins and outs" of your project and receive general information of the feasibility of the project right up front before you make any major investment in time and money. The Planner will provide you with some basic information and identify the initial required deposit/fee to get the project started. Please use the following link to get started:

[https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-ESUB Initial Consult Meeting.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-ESUB%20Initial%20Consult%20Meeting.pdf)

10. CONTACTS

If your property is within the unincorporated area of the County of San Diego, and if you have any additional questions, please contact the correct department/division below:

Department of Environmental Health
lwqduy.deh@sdcounty.ca.gov

Land Development
ldpermitcounter@sdcounty.ca.gov

Building Department
PDSBuildingPermitCounter@sdcounty.ca.gov

Zoning Division
PDSZoningPermitCounter@sdcounty.ca.gov

Agriculture Weights & Measures
sdcawm@sdcounty.ca.gov



County of San Diego, Planning & Development Services
ZONING ORDINANCE SUMMARY
ZONING DIVISION

PURPOSE OF THIS BROCHURE

This document is intended, as a guide only, to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." Please refer to the complete Zoning Ordinance text at <http://www.sdcounty.ca.gov/pds/zoning/index.html> for further information. Also, review the General Plan and appropriate Community Plan at <http://www.sdcounty.ca.gov/pds/advance/index.html> for additional information and/or requirements NOT included in this summary guide. Additionally, if your project is within the identified **Alpine Village Core, Fallbrook Village Zone or Ramona Village Center** areas, you will need to refer to the appropriate regulations and Form-Based Codes at: <http://www.sdcounty.ca.gov/pds/advance/villagezoning.html>

ZONING AND GENERAL PLAN INFORMATION

Assessor's Parcel Number: _____	Within Rural Village Boundaries? <input type="checkbox"/> YES <input type="checkbox"/> NO
Community Plan: _____	Within Village Boundaries? <input type="checkbox"/> YES <input type="checkbox"/> NO
General Plan Designation: _____	Within Special Study Area? <input type="checkbox"/> YES <input type="checkbox"/> NO
Regional Category: _____	IF ANY YES IS CHECKED ABOVE, review the appropriate Community Plan and/or Subregional Plan for additional information.
Legal lot Info: _____	
Discretionary Permit #: _____	

**KEEP THIS FORM AND BRING IT WITH YOU
EACH TIME YOU VISIT THE ZONING DIVISION FOR INFO**

ZONE BOX	
USE REGULATIONS	
ANIMAL REGULATIONS	
DEVELOPMENT REGULATIONS	Density
	Lot Size
	Building Type
	Maximum Floor Area
	Floor Area Ratio
	Height
	Lot Coverage
	Setback [* Contact your Fire Protection District for additional setback requirements]†
Open Space	
SPECIAL AREA REGULATIONS	

Information provided by: _____ Date: _____

We strongly recommend that you discuss your property/project with other divisions here in the building, with **Land Development** regarding access, Floodplain/way issues, etc.; with **DEH** regarding septic, leach line locations, etc.; and with the **Building Division** regarding any permit issues, etc. While this step may take extra time initially, it can potentially prevent costly and time-consuming plan revisions later on. Also, for information on "How to Obtain a Building Permit" please see: <http://www.sdcounty.ca.gov/pds/docs/pds441a.pdf>

WHERE TO GET MORE INFORMATION

Come to the Zoning Information Counter at Planning & Development Services, 5510 Overland Ave., Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free No. (888) 267-8770.
County zoning ordinance information: <http://www.sdcounty.ca.gov/pds/zoning/index.html>

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County of San Diego, PDS, Zoning Division
ZONING ORDINANCE SUMMARY

Continued

WHAT IS ZONING?

The Zoning Ordinance was adopted by the Board of Supervisors to regulate land uses in the unincorporated (non-city) portions of the County of San Diego. The unincorporated area is divided into zones according to the present and potential uses of the land. A business that may be out of place in a single-family neighborhood may fit comfortably among other businesses. By zoning land, citizens insure that new growth and development will take place according to an orderly plan.

To fulfill the requirements of State law, the County has also prepared a General Plan. The Plan is an outline for the future. To be effective and to conform to State law, the Zoning Ordinance and zoning maps must be consistent with the General Plan, because they are the primary methods for achieving the objectives of the Plan. The Zoning Ordinance is not the only land use regulation which is applicable to property. Others are listed in the back of the brochure

HOW IS THE ORDINANCE ORGANIZED?

The San Diego County ordinance differs from most zoning ordinances in certain key respects. Many zoning ordinances utilize zones such as RR, A70, etc., which specify not only the uses permitted, but also lot size, density, height, building types, animal regulations and other requirements. The Zoning Ordinance of the County of San Diego separates each of these subjects and governs each with an individual designator. The designators are found in the appropriate schedules of the Zoning Ordinance.

A "zone" is the combination of the Use Regulation and the other regulations, i.e., the entire zone "box." The Use Regulation is not the zone, but specifies the permitted uses. Other regulations are indicated by the designator for the subject. In most cases a dash (-) or blank space indicates that a particular designator is not used. However, in density a dash (-) indicates the General Plan Land Use Designation shall be referred to for the maximum allowed density. Because a zone is the combination of all designators, a change in any designator requires a zone reclassification.

You should be aware that the County does not have standardized zones. Side-by-side parcels may have the same use regulation but may have different animal, development, and special area regulations.

EXAMPLE OF A ZONE BOX:

This is an example of a zone box for a zone commonly used for single family dwellings on 6,000 square foot lots:

HOW TO GET THE ZONE BOX FOR YOUR PROPERTY:

The zone box for your property is not found in the Zoning Ordinance text. The purpose of the text is to set forth the regulations listed in the box. The actual zoning regulations applied to property in the unincorporated area are found in our Geographic Information System (GIS).

ZONE		
USE REGULATIONS		RS
ANIMAL REGULATIONS		Q
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	6000
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	J
SPECIAL AREA REGULATIONS		-
Open Space		-

To get the complete zoning information on a parcel of land, it is recommended that you visit our GIS website. To use the GIS website, you will need to know the Assessor's Parcel Number (APN) of the property.

GIS website:

<https://gis-public.co-san-diego.ca.us/COSDMAPS/Viewer.html?Viewer=Property Profile Map>

HOW TO READ THE ZONE BOX:

Use Regulations

Use regulations appear in the designation of every zone in the County. They are represented by letters and numbers, such as RC, M50, or A72. The basic types of Use Regulations are residential (R), commercial (C), manufacturing and industrial (M), agricultural (A), special purpose (S) and village (V)

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County of San Diego, PDS, Zoning Division ZONING ORDINANCE SUMMARY

Continued

Each basic type of Use Regulation has several variations. For example, agriculture can be A70 or A72. Part Two of the Zoning Ordinance (beginning at Section 2000) describes each Use Regulation, what uses are allowed in it, and what kinds of uses require a permit. The Use Regulations are summarized in Table A (attached).

Animal Regulations

The Animal Regulations apply to the keeping of animals. Sections 3000 and 3120 of the Zoning Ordinance contain the Animal Regulations. The Animal Regulations designator can be found in the Animal Schedule (attached). The designator also specifies the animal enclosure setback regulations (attached).

Development Regulations

The Development Regulations are found in Section 4000 to 4920 of the Zoning Ordinance. They are intended to establish regulations regarding the physical character and intensity of development. There are nine development designators, which are listed in the middle of the Zone Box under Development Regulations. When a property is located with a Village Zone, a dash (-) specifies that regulations are located within the applicable Village Zone Development Regulations. The meaning of each letter or number is below:

Density: Number indicates dwelling units per net acres, dash (-) indicates refer to the General Plan for density

Lot Size: Number indicates required net lot area in square feet, unless acres are specified.

Building Type: Letter indicates building designator on the "Building Type Schedule" (Schedule A, attached).

Maximum Floor Area: Number indicates the maximum floor area expressed in thousands of square feet, i.e., "10" indicates 10,000 and "2.5" indicates 2,500 square feet.

Floor Area Ratio: Number is ratio of total floor area to area of lot.

Height: Letter indicates height designator on the Height Schedule (Schedule B, attached).

Lot Coverage. The maximum area of a building site which may be covered by a building is indicated by either of the following numbers:

- a. A decimal fraction specifies the maximum lot coverage as a fraction of the total building site.
- b. A whole number specifies the maximum coverage in square feet.

If both are specified, the more restrictive applies.

Setback: The letter indicates the setback designator on the Setback Schedule (Schedule C, attached). Be sure to check the Setback Schedule footnotes for any special information.

Certain streets may have special setbacks. See Section 4816 of the Ordinance for the listing of those streets. Some streets may have additional setback requirements if they are part of the County General Plan Circulation Element.

Useable Open Space: The letter designator refers to required open space for multiple-family dwellings as shown on the Usable Space Schedule (Schedule D, attached).

Special Area Regulations

The purpose of the Special Area Regulations is to set forth special regulations which have limited applications, such as floodplains, and ensure that consideration is given to areas of special interest or unusual value. Table B, attached, lists the Special Area designators. You should consult Sections 5000 to 5964 of the Ordinance for further details.

ENCLOSURE REGULATIONS

The Enclosure Regulations are not part of the Zone Box, but they are part of the zoning regulations. Their purpose is to set forth the type of enclosure, if any, of buildings and other structures or areas used for the purpose of accommodating various uses, including accessory uses. The degree of enclosure required depends on the Use Type and the Use Regulations or Special Area Regulations. See the Enclosure Matrix, Table C, attached. Enclosure requirements are also specified within applicable Village Zone Development Regulations. Consult Section 6814 of the Ordinance for exceptions to the enclosure requirements.



**County of San Diego, PDS, Zoning Division
ZONING ORDINANCE SUMMARY**

Continued

Summary of Use Regulations

Part of Sections 2000-2990

RS, RD, RM, RV – Single Family, Duplex, Multi and Variable Family Residential. Family Residential is the principle, dominate use and civic uses are conditionally allowed by Use Permit.	M50 – Basic Industrial. Allows almost all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings.
RU – Urban Residential. Family Residential, conditional institutional residential care uses and civic uses allowed by Use Permit. Applied to areas where adequate levels of public services are available.	M52 – Limited Industrial. Allows wide range of industrial and commercial uses frequently associated with industrial operations; such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings except when outdoor uses are allowed by Use Permit
RMH – Mobilehome Residential. Family Residential use in a mobile home. Typically applied to a mobilehome park or mobilehome subdivision.	M54 – General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services
RR – Rural Residential. Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allowed by Use Permit	M56 – Mixed Industrial. Intended to create an industrial area, and a maximum of 5% of each lot to be designated as support commercial area. Generally applied to large areas of 100 or more acres where a unified appearance can be created. A Specific Plan will be required
RRO – Residential-Recreation Oriented. Residential uses permitted with certain recreation uses allowed by Use Permit	M58 – High-Impact Industrial. Same as M54, but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit
RC – Residential-Commercial. Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales are allowed by Use Permit	A70 – Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.
C30 – Office-Professional. Allows administrative and professional offices and other limited commercial uses	A72 – General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations
C31 – Residential-Office Professional. Same as C30, but also allows Family and Group Residential uses	S80 – Open Space. Intended for recreation areas or areas with severe environmental constraints.
C32 – Convenience Commercial. Intended for retail commercial uses conducted inside buildings of limited size to serve immediate need of surrounding residential areas. Residences may be permitted as secondary uses of commercial buildings.	S82 – Extractive Use. Intended for mining, quarrying, borrow pits and oil extraction.
C34 – General Commercial-Residential. Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor uses may be allowed by Use Permit	S86 – Parking. Allows vehicle parking in association with another dominant land use.
C35 – General Commercial/Limited Residential. Intended for mixed commercial-residential developments. General retail uses permitted. Uses generally required to be enclosed within buildings. Residential uses and outdoor uses may be allowed by Use Permit	S88 – Specific Plan. Allows limited uses, and after adoption of a specific plan, any use allowed by the specific plan
C36 – General Commercial. General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses	S90 – Holding Area. Used to prevent premature urban or non-urban development until more precise zoning regulations are prepared. Permitted uses are similar to A70. Any temporary use allowed by Major Use Permit
C37 – Heavy Commercial. Same as C36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to performance and power standards are permitted. Residences may be permitted as secondary uses.	S92 – General Rural. A residential and agriculture zone which is intended to provide approximate controls for land which is rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints
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.	S94 Transportation and Utility Corridor. Intended to create and protect existing and future transportation corridors, and corridors for facilities for transmission of electricity, gas, water and other materials / forms of energy.
C40 – Rural Commercial. Intended for commercial centers which serve predominantly rural or semi-rural areas with a broad range of goods and services	AL-V – Indicates customized zoning regulations applied to properties within the Alpine Village Core area (refer to the Alpine Village Core FBC).
C42 – Visitor Service Commercial. Intended for areas devoted to the provision of a broad range of recreational and tourist services. Other uses are very limited.	FB-V – Indicates customized zoning regulations applied to properties within the Fallbrook Village area.
C44 – Freeway Commercial. Intended for small commercial areas to serve traveling public at freeway interchanges. Allows gasoline sales, motels, restaurants and similar uses.	RM-V – Indicates customized zoning regulations applied to properties within the Ramona Village Center area (refer to Ramona Village Center FBC).

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County of San Diego, PDS, Zoning Division
ZONING ORDINANCE SUMMARY
Continued

Animal Schedule

Part of Section 3100

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																							
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
ANIMAL SALES AND SERVICES:																									
HORSE STABLE (see Section 3130)	Permitted							X	X	X						X								X	X
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X		
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X								X	X	
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X								X	X	
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X								X	X	
KENNELS (see Note 1)	Permitted															X			X		X				
	Permitted provided fully enclosed							X	X	X															
	MUP required												X	X	X								X	X	
	ZAP required				X	X	X	X	X	X															
	One acre + by MUP	X	X	X																					
ANIMAL RAISING (see Note 6)																									
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X
	½ acre+ by AD				X	X	X				X		X	X	X	X	X						X	X	
	1 acre+ by MUP	X	X	X																					
(b) Small Animal Raising (includes Poultry) (See Note 8)	Permitted												X	X	X	X								X	
	½ acre+ permitted							X	X	X															
	100 maximum											X													
	25 maximum				X	X	X				X		X					X	X				X	X	
	½ acre+: 10 max	X	X	X																					
	Less than ½ acre: 100 Maximum							X	X	X															
	½ acre+ 25 max by ZAP	X	X	X																					
Chinchillas (See Note 5)	100 max by ZAP				X	X	X					X												X	
(c) Large Animal Raising (Other than horsekeeping)	1 acre + permitted															X								X	
	8 acres + permitted							X	X	X	X	X	X	X	X									X	
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																	X	
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X															
	1 acre or less: 2 animals											X	X	X	X	X								X	
	1 to 8 acres: 1 per ½ acre											X	X	X	X										

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County of San Diego, PDS, Zoning Division
ZONING ORDINANCE SUMMARY

Continued

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																								
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
(See Note 2)	2 animals										X						X	X	X					X		
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																						
	Grazing Only																			X	X					
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	X	X	X																			
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X			X	
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	25 maximum				X	X	X				X	X	X			X	X	X	X	X	X		X		X	
	25 maximum by ZAP	X	X	X																						
	25 plus by ZAP				X	X	X				X	X	X	X		X				X	X	X	X		X	
	Permitted							X	X	X					X	X									X	
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X					
	100 maximum							X	X	X	X	X				X								X		
	Additional by ZAP	X	X	X				X	X	X	X	X				X							X	X		
	Permitted													X	X	X									X	
(i) Racing Pigeons	100 Maximum										X	X												X		
	100 Max 1/acre plus																	X								
	Permitted												X	X	X	X	X								X	
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																										
Most Restrictive		X		X			X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Moderate			X		X			X																		
Least Restrictive				X		X			X																X	

MUP = Major Use Permit + = plus ZAP = Minor Use Permit

Notes:

- Dogs and cats not constituting a kennel and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
- On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
- One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
- The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
- Chinchillas are considered small animals except that a ZAP may be approved for more than 25 chinchillas on property with the "L" Designator.
- The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
- Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
- Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.

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**County of San Diego, PDS, Zoning Division
ZONING ORDINANCE SUMMARY**

Continued

Animal Enclosure Setback Table

Part of Section 3112

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS		
	MOST RESTRICTIVE	MODERATE	LEAST RESTRICTIVE
Distance from Street Center Line	Same as for standard setback (a)	Same as for standard setback (a)	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	10 feet	Five (5) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure, Five(5) feet for roofed enclosure	Zero (0) feet

NOTES: a. Refer to applicable setback designator and setback schedule at Section 4810

b. See County Code Section 62.692 (b) for additional enclosure setback requirements for the keeping of roosters

Building Type Schedule

Part of Section 4310

PERMITTED BUILDING TYPES	DESIGNATOR																									
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	
RESIDENTIAL:																										
Single detach (1 du per lot)		X	X	X	X	X	X	X	X	X	X	X	X	X												
Semi-detached (1 du per lot)				X	X	X	X	X	X	X	X	X	X	X												
Duplex or Doubled detached* (2 du on same lot)					X	X	X	X	X	X	X	X	X	X	X	X	X	X								
Stacked (Same lot)						X	X	X	X	X	X	X	X	X	X	X	X	X								
Triplex, 3 unit Multiple* (same lot)							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Attached, 3 to 8 du (Separate lots)									X	X	X	X	X	X	X	X	X	X	X	X	X	X				
Multi-Dwelling (Same Lot)											X	X	X	X	X	X		X	X	X	X	X				
MIXED RESIDENTIAL / NONRESIDENTIAL																										
Limited Nonresidential (Ground level and basement Only)			X			X	X	X	X	X		X	X	X		X	X	X		X	X	X				
Unlimited Nonresidential (Any Level)												X				X					X					
NONRESIDENTIAL																										
Detached (One or more main buildings per lot)			X			X	X	X	X	X		X	X	X		X	X	X		X	X		X	X		
Attached (Same lot or separate lots)			X			X		X		X		X	X		X					X			X		X	X

a. *Detached dwellings are permitted

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Height Schedule

Part of Section 4610

DESIGNATOR	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Maximum height (Feet)	15	20	25	25	30	30	35	35	35	40	40	45	45	50	55	60	60	(b)
Maximum Number of Stories	1	2	2	3	2	3	2	3	4	3	4	4	(a)	(a)	(a)	4	(a)	(a)

NOTES: a. Any number of stories is permitted, provided all building code requirements and floor-area ratio limitations are met. b. Greater than 60 feet. Any height in excess of 60 feet requires a Major Use Permit.

Setback Schedule

Part of Section 4810

DESIGNATOR	Front Yard (a)				Side Yard		Rear Yard
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)				Interior Setback measured from lot line	Exterior (s) Setback measured from centerline	Setback measured from lot line (e)
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966 (c.)					
		Street Width in Feet:					
		50	52	56			
A	100	100	100	100	15	35	50
B	60	60	60	60	15	35	50
C	60	60	60	60	15	35	25
D	60 (f)	60 (f)	60 (f)	60 (f)	15 (g)	35	25
E	60	60	60	60	0 (h)	35 (i)	15
F	60	60	60	60	(j)	35	25
G	50	45	46	48	10	35	40
H	50	45	46	48	10	35	25
I	50	45	46	48	7 ½	35	25
J	50	45	46	48	5	35	25
K	50	45	46	48	5 (k)	35	25
L	50	45	46	48	5 (l)	35	25
M	50	50	50	50	5 (l)	35	25
N	50 (t)	45	46	48	5	35	25
O	50	50	50	50	0 (h)	35	25 (m)
P	50	50	50	50	0 (n)	35	15 (o)
Q	50	50	50	50	0 (h)	35	15
R	(p)	(p)	(p)	(p)	0 (h)	35	15
S	30 (q)	25	26	28	(j)	35	15
T	30 (q)	25	26	28	0	35	15
U	30 (q)	25	26	28	0 (r)	35	0 (r)
V	Setbacks to be established during planned development, use permit or site plan review						
W(v)	60	60	60	60	25 (v)	35	25

Notes: (b) not used * Fire Code Setbacks may be more restrictive, Check with local Fire Marshal.

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SETBACK SCHEDULE FOOTNOTES:

- a. Any front yard setback requirement shall be deemed to be met when the front yard setback provided at least equals the average of that established by existing buildings which occupy 50 percent or more of the lots which are: within the same zone; on the same side of the street; and within the same block or within 300 feet in either direction from the subject property, whichever distance is lesser.
- b. Not used
- c. Applicable only to lots shown on a final map of subdivision recorded after January 1, 1966, abutting street right-of-way 50, 52, or 56 feet in width
- d. This provision applies only to those lots which front on a private street or easement which is less than 40 feet in width. The front yard setback required shall be 40 feet from the centerline of said street or easement. For lots fronting on the terminal end of said street or easement, the 40 feet shall be measured from a point on the centerline at a distance of 20 feet from the centerline and the front line.
- e. When a rear yard opens onto an alley, public park or beach, or other permanent open space, ½ of the width of such alley, public park or beach, or other permanent open space may be considered as applying to the rear yard setback to the extent of not more than 50% of the required rear yard setback; provided however, there shall not be any reduction in the required setbacks from the top of the ocean bluff, or from the line demarking the landward extent of the beach, as provided for in the Coastal Development Area Regulations commencing at Section 5150
- f. For any legal lot or building site less than ½ acre in area, the minimum front yard setback shall be 50 feet from the centerline. No main building shall be located closer than 20 feet from the front lot line.
- g. For any legal lot or building site less than ½ acre in area, the requirement for each interior side yard shall be reduced to 10 feet. For any such lot or building site less than 10,000 square feet in area, such requirement shall be reduced to 7 ½ feet. For any such lot or site less than 7,500 feet in area, such requirement shall be reduced to 5 feet.
- h. Five feet if lot line abuts property in a residential zone.
- i. Exterior side yards shall be at least 5 feet in width measured from the property line.
- j. The combined width of the side yards shall be 15% of the lot width, provided that no individual side yard shall be less than 5 feet in width nor required to be more than 20 feet in width, except that the exterior side yard shall have a setback no less than that specified in the Setback Schedule.
- k. Each side yard shall be increased by 2 ½ feet for each dwelling unit in excess of 2, but in no case need such side yard exceed 10 feet in width.
- l. An additional one foot for each side yard is required for each story above the second
- m. Fifteen feet if lot or building site is used exclusively for buildings with commercial principal uses or buildings with commercial principal uses with one or more dwellings on the second story.
- n. Five feet for lots with residential principal uses or whose lot lines abut property in a residential zone.
- o. Twenty-five feet from lots with residential principal uses, except that lots with the RR Use Regulations in or contiguous to, the Campo Del Dios subdivision (Map Nos. 1819, 1832, 1841, 1901, 1954, 2029) shall not be subject to this restriction.
- p. Equal to setback requirement of abutting property that is nearest main building
- q. If designator applies to a commercial or manufacturing / industrial zone and property fronts on a street where 50 percent or more of the total footage between two intersecting streets is in one or more residential zones, the front yard setback requirement shall be equal to that of the most stringent residential zone fronting the street.
- r. Yards abutting property in another zone shall have setbacks equal to those required by that zone.

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- s. The exterior side yards setback as measured from the nearest edge of the right-of-way shall not be less than that required for the interior side yard.
- t. Twenty feet in front yard abutting a street 30 feet or less in width.
- u. Windmills, wind-driven water pumps and appurtenant structures required for the function thereof, shall be exempted from the provisions of an applicable setback designator.
- v. The "W" setback designator may be applied only to property having use regulations requiring a minimum lot size of 2 acres or greater. Where applied, the interior side yard setback shall be 15 feet for: Any legal lot less than 2 acres in area; Any legal lot developed with a structure used or intended for use as a dwelling prior to the effective date of the ordinance applying the "W" designator to the property in question; or Any legal lot less than 3 acres in area, created prior to August 10, 1988, the original date of adoption of the San Diego County Interim Sensitive Lands Ordinance.

Section 4813 – Setbacks Established By Major Use Permit

When a Major Use Permit for a use or structure is granted, the use permit may authorize an exception to the Setback Regulations and establish other setback and spacing requirements as a condition thereof.

Usable Open Space Schedule

Part of Section 4910

USABLE OPEN SPACE PER DWELLING UNIT (In Square Feet)																
DESIGNATOR	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Private	0	0	0	0	100	100	100	100	350	350	350	350	600	600	600	600
Group	0	150	500	800	0	150	500	800	0	150	500	800	0	150	500	800

Special Area Regulations

Part of Section 5025

DESIGNATOR	SPECIAL AREA DESIGNATOR	(See Section)
A	Agriculture Preserve	5100 – 5110
B	Community Design Review Area	5750 – 5799
C	Airport Land Use Compatibility Plan Area	5250 – 5260
D	Design Review	5900 – 5910
E	Fault Displacement	5400 – 5406
F	Flood Plain	5500 – 5522
G	Sensitive Resource	5300 – 5349
H	Historic/Archaeological Landmark	5700 – 5747
J	Specific Historic District	5749
P	Planned Development	5800 – 5806
R	Coastal Resource Protection Area	5950 – 5957
S	Scenic	5200 – 5212
T	Unsewered Area	5960 – 5964
V	Vernal Pool Area	5850 – 5856
W	Flood Channel	5450 – 5472
FCI	Former Forest Conservation Initiative Properties	5970 – 5972

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Enclosure Matrix

Part of Section 6816

Use or Special Area Regulations	TYPE OF ENCLOSURE												
	Civic Use Types			Commercial Use Types				Industrial Use Types			Agricultural Use Types		
	Enclosed	Open	Drive-in	Enclosed	Semi-Enclosed	Open	Drive-in	Enclosed	Semi-Enclosed	Open	Enclosed	Semi-Enclosed	Open
RS	•	•									m	m	•
RD	•	•									m	m	•
RM	•	•									m	m	•
RV	•	•									m	m	•
RU	•	•									m	m	•
RMH	•	•									m	m	•
RR	•	•	m	•	•	•					•	•	•
RRO	•	•	m	•	•	•					m	m	•
RC	•	•		•	m	m		•			m	m	•
C-30	•	•		•			m						
C-31	•	•		•			m						
C-32	•	•		•			m	•			A	A	•
C-34	•	•		•	m	M	m	•			A	A	•
C-35	•	•		•	m	M	m	•			A	A	•
C-36	•	•		•	m	M	•	•			A	A	•
C-37	•	•	•	•	•	•	•	•	•	•	A	A	•
C-38	•	•	•	•	•	•	•	•	•	•	A	A	•
C-40	•	•	•	•	•	•	•	•	•	•	A	A	•
C-42	•	•		•	•	•	•				A	A	•
C-44	•	•	•	•	•	•	•				A	A	•
C-46	•	•		•							A	A	•
M-50	•	•		•	m	M	m	•	m	M	A	A	•
M-52	•	•		•	m	M	m	•	m	M	A	A	•
M-54	•	•		•	•	•	•	•	•	•	A	A	•
M-58	•	•		•	•	•	•	•	•	•	A	A	•
A-70	•	•	m	•	•	•		•	•	m	•	•	•
A-72	•	•	m	•	•	•		•	•	m	•	•	•
S-80	•	•		•	S	M					A	A	•
S-82	•	•		•	•	•					•	•	•
S-86	•	•		•	•	•	•						
S-88	•	•	•	•	•	•	•	•	•	•	•	•	•
S-90	•	•	m	•	•	•	•	•	•	•	•	•	•
S-92	•	•	m	•	•	•		•	•	m	•	•	•
S-94	•	•	m	•	•	•	•	•	•	•	•	•	•
Scenic Area	•	m	m	•	S	m	m	•	S	M	S	S	•

LEGEND: "•" Permitted, "m" Permitted by Minor Use Permit, "A" Permitted by Administrative Permit, "M" Permitted by Major Use Permit, "S" Permitted by Site Plan



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Other Land Use Regulations

The Zoning Ordinance is not the only regulation relating to use and development of land. Others include:

REGULATION / SUBJECT	PURPOSE	CONTACT AGENCY (County agency unless otherwise specified)
General Plan	Establishes long range goals and policies for land use and public facilities	PDS
Codes: Uniform Building, Fire, Plumbing, Mechanical, Electrical, Solar Energy, and Historic Buildings	Establishes minimum structural standards to protect life and property	PDS
Subdivision Ordinance	Regulates division of property	PDS / DPW
Grading Ordinance	Regulates cutting, filling and movement of earth	PDS / DPW
Watercourse Ordinance	Regulates filling, blocking or altering of certain water courses	DPW
Centerline Ordinance	Established official centerlines and setbacks for certain highways	DPW
Various health-related ordinances and State laws	Establishes minimum standards for wells, septic tanks, sewage system and other health-related matters.	DEH
Housing Code (State)	Establishes minimum housing standards	DEH
Air Pollution: Health and Safety Code, Title 26 (State), Clean Air Act (Federal)	Regulates emission of pollutants into the atmosphere	APCD
Mobile Home Parks Act (State)	Establishes standards for mobile homes and mobile home, travel trailer and recreational vehicle parks and campgrounds	PDS
California Coastal Act of 1976	Protects costal environment	Coast Regional Commission (State)
Porter-Cologne Water Quality Control Act (State)	Protect water quality; set standards for sewage treatment and discharge	California Regional Water Quality Board (State)
Surface Mining and Reclamation Act (State)	Regulates surface mining (including borrow pits) and establishes standards for reclamation of mine lands.	PDS and DPW
A'berg-Nejedly Forest Practice Act of 1973 (State)	Establishes land use, timber harvesting and tax regulations for commercial timber lands and timber preserves.	Dept. of Forestry (State)
Williamson Act (State)	Establishes land use and assessment regulations for agricultural preserves	PDS
Open Space Easement Act (State)	Establishes land use and assessment regulations for certain open space easements. (Open space easements may also be obtained pursuant to other laws.)	PDS
Alquist-Priolo Special Studies Zones Act (State)	Provides for identification of earthquake faults and regulation of nearby uses and development.	PDS

NOTES:
APCD: Air Pollution Control District
DEH: Department of Environmental Health
DPW: Department of Public Works
PDS: Planning & Development Services

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