



VALLEY CENTER

GROVE and HOME SITE

PROPERTY REPORT

ADDRESS: 5.56 Acres on West Lilac Road, Valley Center, CA 92082

DESCRIPTION: 5⁺ ACRE *avocado grove* and *home site* located in the heart of San Diego County's avocado country. This income producing property is located in the desirable West Lilac area of Valley Center, noted for a mild climate suitable for cultivation of avocados and citrus, as well as easy access to the Interstate freeway system. The mature, producing grove provides an inviting canopy along a road winding up to a graded house pad offering big views to the south and west in a park-like setting. An excellent home site at the westerly boundary of the property features an approved septic layout, on-site water and electricity at the property boundary – valuable appurtenances making this land ready for a quality custom home with views across the valley from a park-like setting and freeway close.

PRICE: \$169,000.00

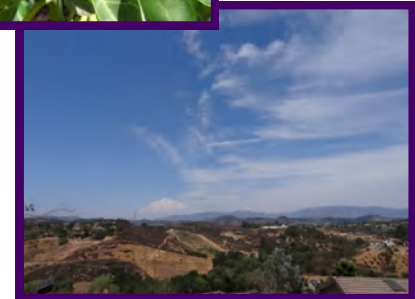
APN: 129-170-7300

MLS: 160006034

CONTACT: Donn Bree Donn@Donn.com www.DONN.com 800-371-6669

North San Diego County — Valley Center

5.56 ACRE GROVE & HOME SITE



\$169,000

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CREB# 01109566
NMLS# 243741

DONN BREE



RANCHES • HOMES
LAND • LOANS

800-371-6669

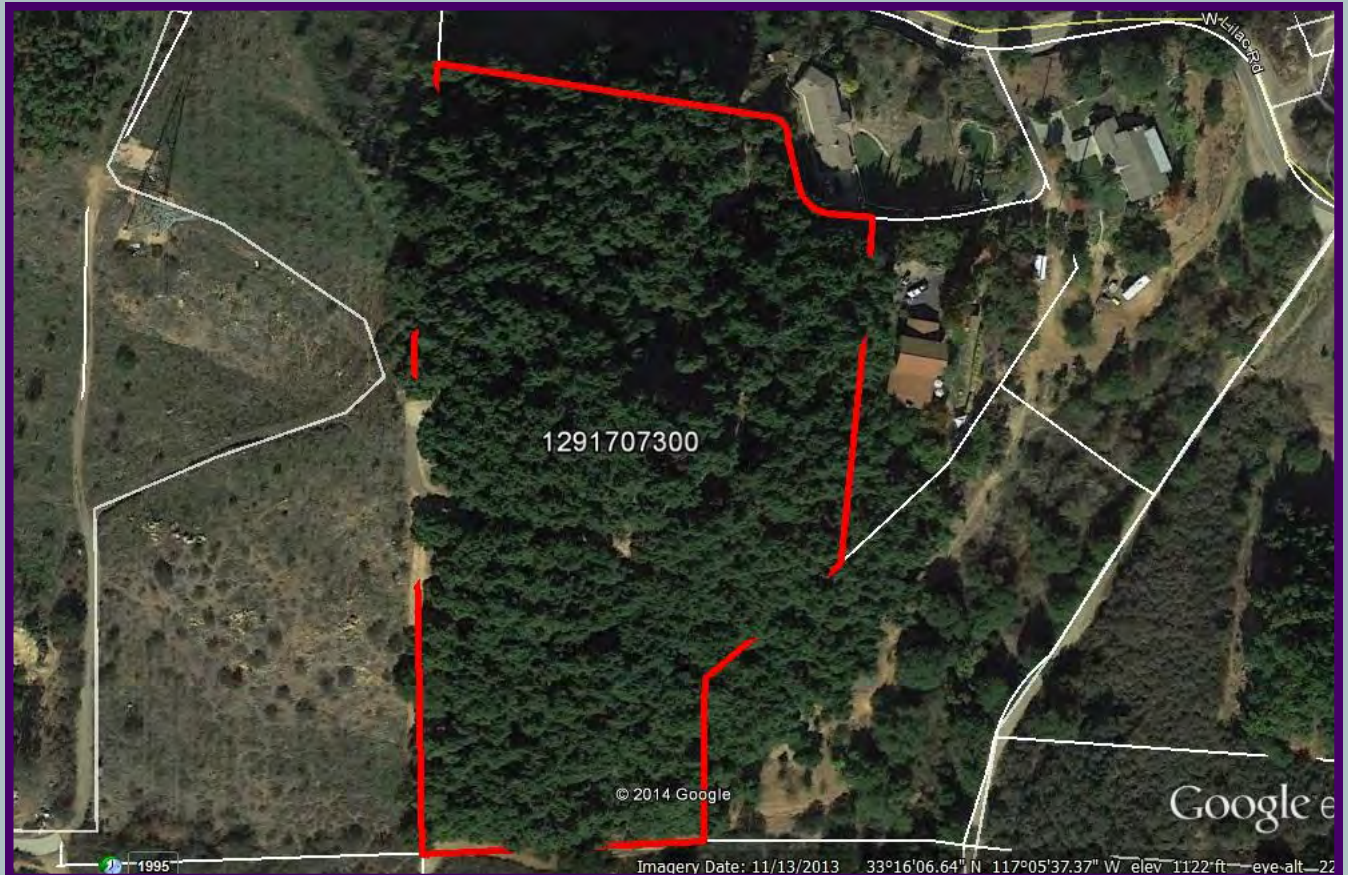
RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
Donn@Donn.com
www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBER 129-170-73-00



[Lots/ Land](#)

Current Status: ACTIVE

Current Price: \$169,000

Client Preferred 1

MLS #: 160006034

Original Price: \$169,000

MT 2

Address: 0 W Lilac Road 0

Sold Price:

DOMLS 2

City,St: Valley Center,CA Zip: 92082

Community: VALLEY CENTER

List Date: 2/3/2016

Parcel Map:

Tentative Map:

Neighborhood: Valley Center

COE Date:

APN#2:

Complex:

Short Sale: No

APN#3:

Restrictions: Call Agent

APN#4:

MandRem None Known

[Virtual Tour 1](#)

Directions:

5+ ACRE avocado grove and home site located in the heart of San Diego County's avocado country. This income producing property is located in the desirable West Lilac area of Valley Center, noted for a mild climate suitable for cultivation of avocados and citrus, as well as easy access to the Interstate freeway system. The mature, producing grove provides an inviting canopy along a road winding up to a house pad offering big views to the south and west in a park-like setting.

Home Owner Fees:

Other Fees: 0.00

Other Fee Type: N/ K

CFD/Mello-Roos: 0.00

Total Monthly Fees: 0

Terms: Cash, Conventional, Other/ Remarks

Assessments:

Approx # of Acres: 5.5600

Approx Lot SqFt:

Lot Size: 4+ to 10 AC / Assessor Record

Assessors Parcel: 129-170-73-00

Zoning:

Wtr Dist: VALLEY CENTER MUNICIPAL W...

School Dist: Valley Center - Pauma

Boat Facilities:

Age Restrictions: N/ K

Complex Features N/ K

Current Use Grove, Recreational, Residential

Development Other/Remarks

Fencing Other/Remarks

Frontage Other/Remarks

Highest Best Use Agriculture, Residential, Other/Remarks

Irrigation N/ K

Pool N/ K

Pool Heat None Known

Possession Call Listing Agent

Sewer/ Septic Perc Test Completed

Site Other/Remarks

Structures N/ K

Additional Property Use N/ K

Prop. Restrictions Known Other/Remarks

Home Owners Fee Includes N/ K

Terms Cash, Conventional, Other/Remarks

Topography Rolling, Slope Gentle

Utilities Available Above Ground

Utilities to Site Other/Remarks

View Panoramic

Water Meter on Property, Other/Remarks

FrntgDim

LotDimApx

LndUse

Animal Designation Code

Approved Plans

Jurisdiction

An excellent home site at the westerly boundary of the property features an approved septic layout, on-site water and electricity at the property boundary – valuable appurtenances making this land ready for a quality custom home with views across the valley from a park-like setting and freeway close.



County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 1291707300

Report generated 7/28/2014 9:35:41 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1291707300

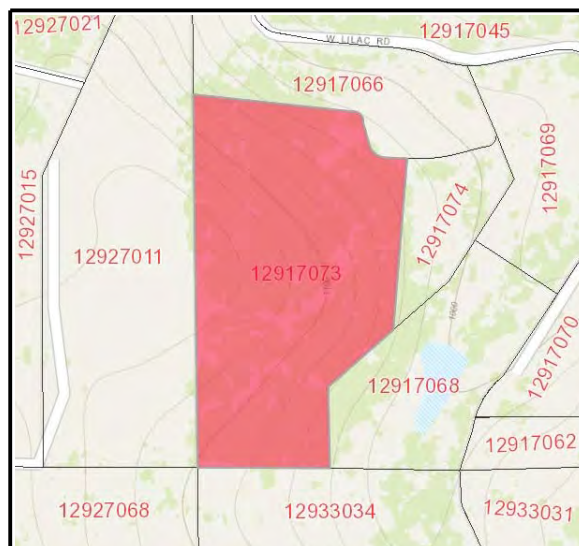
Legal Lot: _____

Community Plan: Valley Center

Planning Group:

Regional Category: Semi-Rural

General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-2) 1
DU/2 AC



Parcel highlighted in red

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

ZONE		
USE REGULATIONS	A70	
ANIMAL REGULATIONS	L	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	2AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback (Contact your Fire Protection District for additional setback requirements)	C
	Open Space	-
	SPECIAL AREA REGULATIONS	-

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services

Child Care Center

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
e. Extractive Use Types.
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

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 STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X									X	X	
	MUP required										X		X	X	X							X	X				
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X									X		
	MUP required				X	X	X				X		X	X	X							X	X		X		
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: 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 ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	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																							
	100 max by ZAP				X	X	X																			X	
	MUP required												X														
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							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 ½ acres or less: 2 animals											X	X	X	X	X								X			
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X			
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

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			X		
	4 acres plus by MUP											X			X													
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																						X		
	Grazing Only																				X	X						
(d) Horse keeping (other than Animal Sales and Services; Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X		
	2 horses + 1 per ½ acre over 1 acre				X	X	X																					
	ZAP required				X	X	X																					
	½ acre plus by ZAP	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		
	ZAP Required	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)	25 maximum				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	X					
	Permitted													X	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	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:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. 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.
3. 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.)
4. 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.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 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. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

PARCEL "A"
BOUNDARY ADJUSTMENT
AP #129-170-73

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☒ No
Final BIA required: ☒ Yes ☐ No
Sanitarian: Quincy C. ...
Date: 2/27/84

Boundary Adjustment

Date February 27, 1984

OWNER'S NAME Mitchell O. Dion III ADDRESS 2401 Via Rafael, Palos Verdes Estates, CA 90274

CONTRACTOR _____ ADDRESS _____

Legal Location Por. NW 1/4 NE 1/4 Sec. 33 T10S R2W Lot _____ Block 129-170-73

Test Location West Lilac Road 0.6 miles Westerly Lilac Road, Valley Center
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8 1/2 x 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1. #1	36"			17 min/in	20 min/inch
	2. #2	36"			21 min/in	
	3. #3	36"			22 min/in	
	4. #4	36"			17 min/in	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Avocado Leaves
1 ft. below surface: Sandy Loam
2 ft. below surface: DC
3 ft. below surface: DC
8 to 10 ft. below surface: 15 ft. profile hole shows good DC

Source of water Valley Center Municipal WD Depth of water table Profile hole indicates greater than 15 ft.

Proposed structure: No. 1 Type Residence

No. of bedrooms: 3 and/or maximum capacity: _____

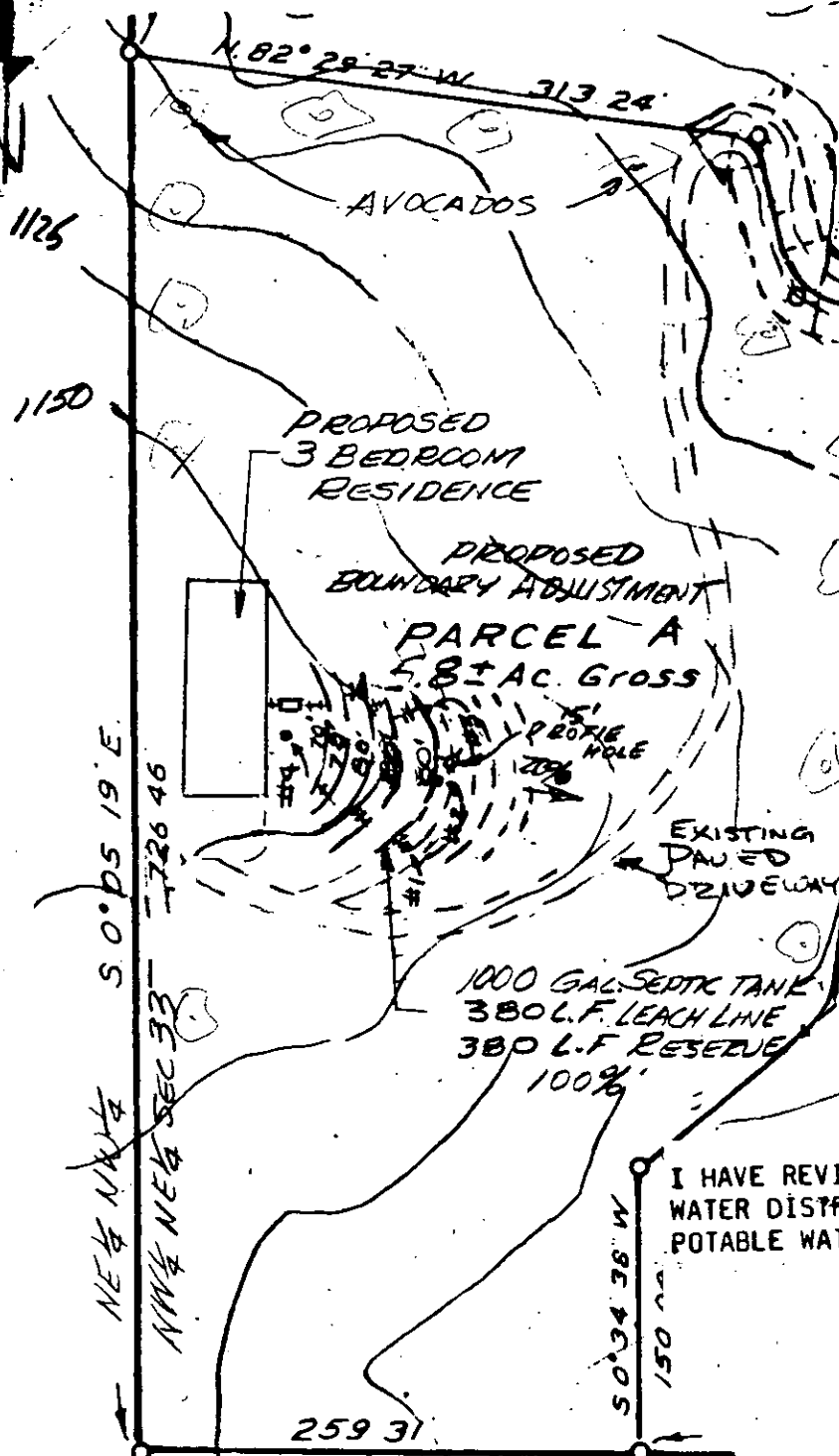
RECOMMENDATIONS:

Size tank 1000 gal.
Drainage tile .380 ft.
Trench width 1.5 ft.
Trench depth 3.0 ft.
Seepage pit width _____ ft.
Seepage pit depth _____ ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

Radley E. ... R.C.E. 14870
REGISTERED ENGINEER (REG. NO.)
129 W. Fig. Fallbrook 728-1134 2/27/84
Address Phone Date

0.6 ± MI
TO LILAC
RD.



I HAVE REVIEWED THE RECORDS OF THE VALLEY CREEK MUNICIPAL WATER DISTRICT AND TO THE BEST OF MY KNOWLEDGE THE POTABLE WATER LINES WITHIN 20' OF THIS LOT ARE AS SHOWN

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian

David W. Crimmins 3/23/84

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243