



FALLBROOK HOME SITE

PROPERTY REPORT

ADDRESS: 2.31^{+/-} Acres on San Jacinto Circle, Fallbrook, CA 92028

DESCRIPTION: 2.31^{+/-} ACRE *home site* located in Moro Hills area of Fallbrook. The area features rolling topography offering great views and is located a scenic one hour drive north of the San Diego metropolitan area in North County's avocado and protea heartland. This property is in a private area of custom homes.

This large residential home site has access to power and communications utilities in the street and an approved septic layout, which will require updating when building permits are pulled. Access to the subject parcel is by a private, paved road.

Access to the Fallbrook area is across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.

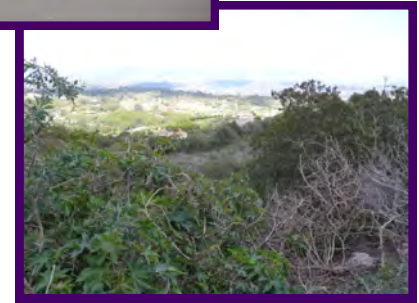
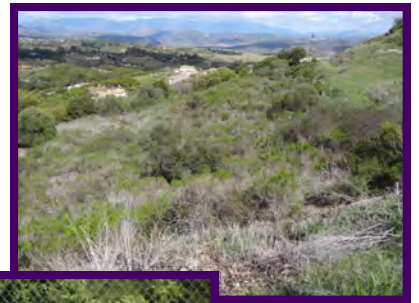
PRICE: \$195,000.00

APN: 121-330-0600

MLS: 140017766

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

FALLBROOK HOME SITE



\$195,000

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CREB# 01109566
NMLS# 243741



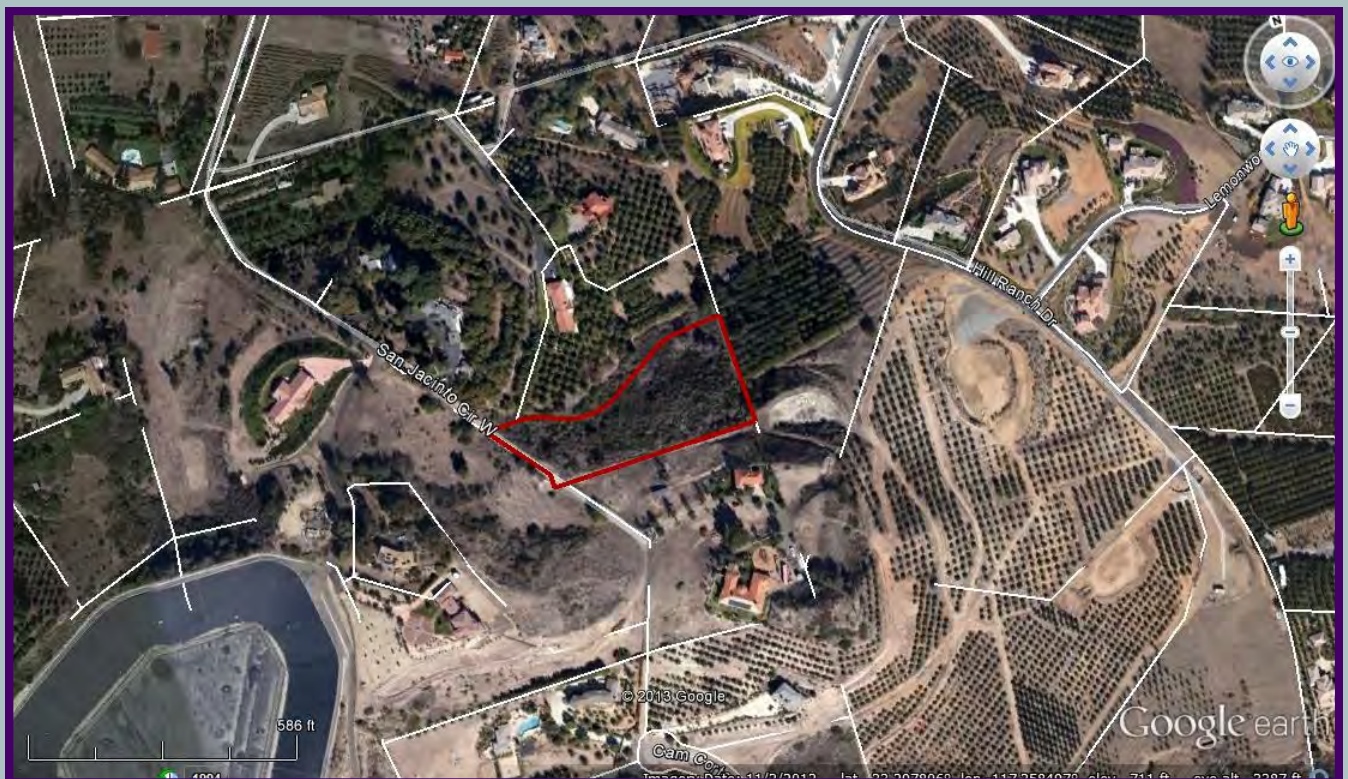
RED HAWK REALTY

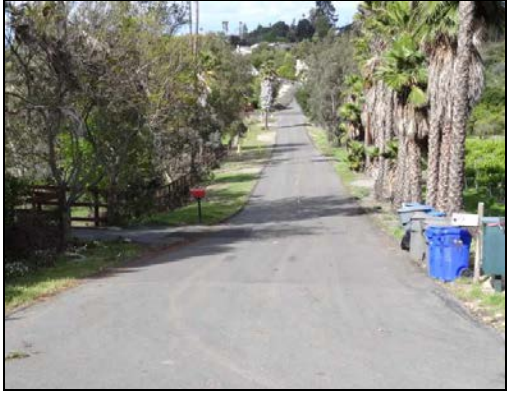
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
Donn@Donn.com
www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBER 121-330-0600





Media: 17

Lot/Land
 MLS #: **140017766**
 APN: **121-330-06-00**
 Listing Type: **Exclusive Right (R)**
 Ownership:

Status: **Active**
 SP:

LP: **\$195,000**
 Orig.Price: **\$195,000**
 List Date: **04/04/2014** MT: **0**
 AMT: **0**

Address: **0 San Jacinto Cir**
 City: **Fallbrook**
 Parcel Map #: **121**
 Tentative Parcel Map #:
 APN #2:
 APN #3:
 APN #4:
 Water District: **RBM**
 School District: **FALLBROOKUNELEM**
 Age Restrictions: **N/K**
 Sign on Property:
 Lot Size: **2+ to 4 AC**

Zip: **92028** MapCode: **1067F1**
 Community: **FALLBROOK**
 Neighborhood: **So Morro Hills**
 Complex/Park:
 Jurisdiction:
 Cross Streets: **Morro Hills**
 Zoning: **A7, RR**

Acres: **2.31**

REMARKS AND SHOWING INFO

2.31+/- ACRE home site located in Moro Hills area of Fallbrook. The area features rolling topography offering great views and is located a scenic one hour drive north of the San Diego metropolitan area in North County's avocado and protea heartland. This property is in a private area of custom homes. This large residential home site has access to power and communications utilities in the street and an approved septic layout, which will require updating when building permits are pulled.

Directions to Property:

Mandatory Remarks: **None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$0	Paid:	HO Fees Include:
Other Fees: \$0	Paid:	Other Fees Type:
CFD/Mello Roos: \$0	Paid: N/K	

Total Monthly Fees: **\$0**
 Assessments:

Terms: **Cash, Conventional, FHA**

SUPPLEMENTAL REMARKS

Access to the subject parcel is by a private, paved road. Access to the Fallbrook area is across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.

MLS#: 140017766	0 San Jacinto Cir	LP: \$195,000
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SITE FEATURES

Approx # of Acres: 2.31	Water: Available, Other/Remarks	Approved Plan:
Approx Lot SqFt:		Highest Best Use: Residential
Approx Lot Dim: 2.31 ACS	Sewer/Septic Other/Remarks, Perc	Current Use: Unimproved
Lot Size: 2+ to 4 AC	Update Needed	
Land Use Code:		Additional Land Use: Grove
Animal Designator Code:		
Frontage Length: 0		
Fencing: N/K	Boat Facilities:	
	Lot Size Source: Assessor Record	
	Pool:	
	Pool Heat:	
Irrigation: N/K		
View: Mountains/Hills		
Topography: Rolling		
Prop Restrictions Known:		
Structures:		
Site:		
Complex Features:		
Miscellaneous: Value in Land		
Utilities Available: Electric, Other/Remarks, Telephone, Propane		
Utilities to Site: Electric, Other/Remarks, Telephone, Propane		



Donn Bree, Ph.D., G.R.I.
POB 188
Santa Ysabel, CA 92070
800-371-6669
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PROPERTY DESCRIPTION



FALLBROOK

Home Site

121-330-06 San Jacinto Circle
Fallbrook, CA 92028



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INTRODUCTION & OVERVIEW

2.31^{+/-} ACRE home site located in Moro Hills area of Fallbrook. The area features rolling topography offering great views and is located a scenic one hour drive north of the San Diego metropolitan area in North County's avocado and protea heartland. This property is in a private area of custom homes.

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AREA INFORMATION

Agriculture is still the dominant economic activity in the Fallbrook community. Groves and cultivation of flowers and food crops provide the landscape backdrop for the light residential development in the immediate area. Gaming and tourism are important financial contributors in the region, signaling the transition from agriculture into a more varied and stable economic base. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

Major shopping and resources are minutes away.

Recreation & Lifestyle

There are many recreational activities available in the area: Oceanside beaches and harbor, Daley Ranch, Hellhole Canyon Preserve, Palomar Mountain, many quality golf courses, and several casinos are just minutes away. Less than thirty minutes driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member can be accessed. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, WYNOLA, and Julian communities. The famous Hale Observatory on Palomar Mountain is also less than 30 minutes away.



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

PARCEL: 1213300600

Report generated 4/2/2014 7:12:26 PM

Staff Person: _____

Zoning & General Plan Information

APN: 1213300600

Legal Lot: _____

Community Plan: Bonsall

Planning Group: BONSALL

Regional Category: Semi-Rural

General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-4) 1
DU/4 AC



Parcel highlighted in red

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

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

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>

RR RURAL RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR 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
 - (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)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR 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.
 - Recycling Collection Facility, Small "2"
 - (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 - (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 - (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RR 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.
 - Minor Impact Utilities
 - Small Schools
- c. Commercial Use Types.
 - Cottage Industries (see Section 6920)
 - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 - (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
 - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR 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
 - Law Enforcement Services
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
 - Wholesaling, Storage and Distribution: Mini-Warehouses
 - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

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. 5612 (N.S.) adopted 10-10-79)

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

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

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

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)