



PROPERTY REPORT

ADDRESS: 3811 Robinhood Lane, Vista, CA 92084

DESCRIPTION: The *highest and best* use of this property is likely to be its future development potential. The 16 acre parcel is surrounded by large, higher-end custom homes built on 1 to 2 acre view lots. The subject property is presently under the zoning jurisdiction of the County of San Diego. The current zoning designation is A70, with an "L" animal designator, and a 2 acre minimum lot size allowing one dwelling unit and one guest house for each legal parcel. The property is on a septic system and water service is provided by a public entity.

PRICE: \$1,450,000

APN: 184-240-06 & 07 & 08

MLS: *Exclusive*

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

OCEAN VIEWS

Investment Opportunity



\$1,450,000

15+ ACRE HOME AND NURSERY in North San Diego County

From a west-facing ridge in the North County hills situated between the cities of San Marcos and Vista, this private and all usable 15+ acre farm features unobstructed views of the Pacific Ocean and the city lights of San Diego and Coronado. The well-designed and functional floor plan of this circa 1954 ranch style home includes 4 spacious bedrooms, 2 bathrooms, an open kitchen in more than 2,000 square feet of living space with an attached garage/shop, and ample outside patio and decking for entertaining around an inviting swimming pool. The *highest and best* use of this property is likely to be its future development potential. The nearly 16 acre parcel is surrounded by large, higher-end custom homes built on 1 to 2 acre view lots.



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 NUMBERS

184-240-06 & 07 & 08





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



OCEAN VIEW INVESTMENT OPPORTUNITY

184-240-06 & 07 & 08
15+ Acres in Vista
3811 Robinhood Lane
Vista, CA 92084



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INTRODUCTION & OVERVIEW

From a west-facing ridge in the North County hills situated between the cities of San Marcos and Vista, this private and all usable 15+ acre farm features unobstructed views of the Pacific Ocean and the city lights of San Diego and Coronado.

The well-designed and functional floor plan of this circa 1954 ranch style home includes 4 spacious bedrooms, 2 bathrooms, an open kitchen in more than 2,000 square feet of living space with an attached garage/shop, and ample outside patio decking for entertaining around an inviting swimming pool.

The *highest and best* use of this property is likely to be its future development potential. The nearly 16 acre parcel is surrounded by large, higher-end custom homes built on 1 to 2 acre view lots. The subject property is presently under the zoning jurisdiction of the County of San Diego. The current zoning designation is A70, with an “L” animal designator, and a 2 acre minimum lot size allowing one dwelling unit and one guest house for each legal parcel. The property is on a septic system and water service is provided by a public entity.

At this time, the subject property is used for a single family residence and a working nursery specializing in cactus cultivation. In general, this area has undergone a transition from agricultural activities to residential and social services over the past 25 years.

In addition to ocean views and usable acreage, the site offers the rare combination of accessibility to all social services, regional shopping, institutions of higher education, and all major North County transportation corridors. 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.

Seller may finance with acceptable offer.





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

PARCEL: 1842400800

Report generated 5/29/2013 7:52:58 PM

Staff Person: _____

Zoning & General Plan Information

APN: 1842400800

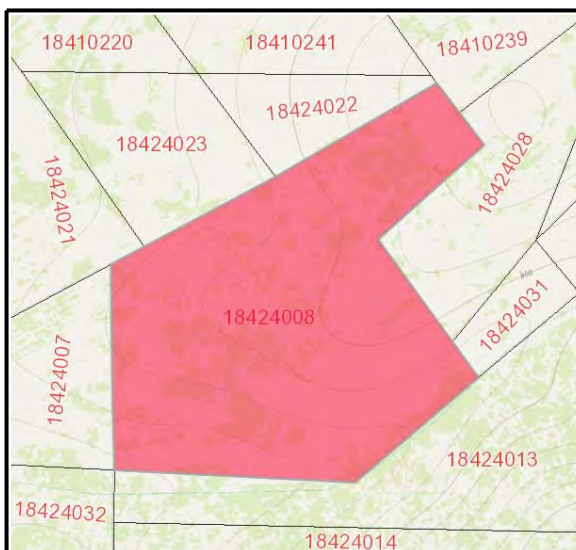
Legal Lot: _____

Community Plan: North County Metro

Planning Group: TWIN OAKS

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
	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	-/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>



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

PARCEL: 1842400700

Report generated 5/29/2013 7:50:30 PM

Staff Person: _____

Zoning & General Plan Information

APN: 1842400700

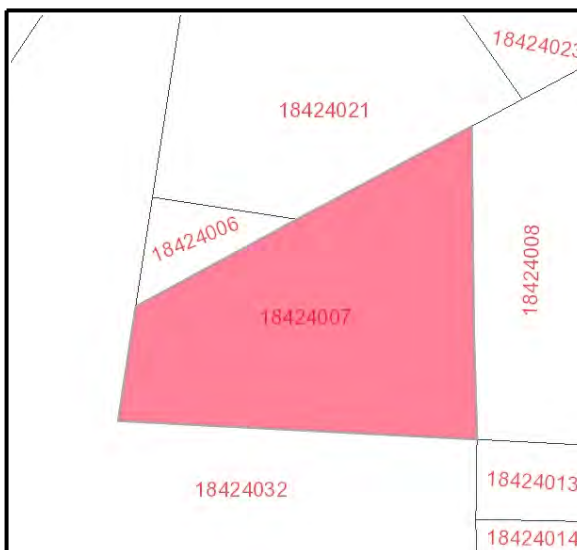
Legal Lot: _____

Community Plan: North County Metro

Planning Group: TWIN OAKS

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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	C
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	-	

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

PARCEL: 1842400600

Report generated 5/29/2013 7:47:03 PM

Staff Person: _____

Zoning & General Plan Information

APN: 1842400600

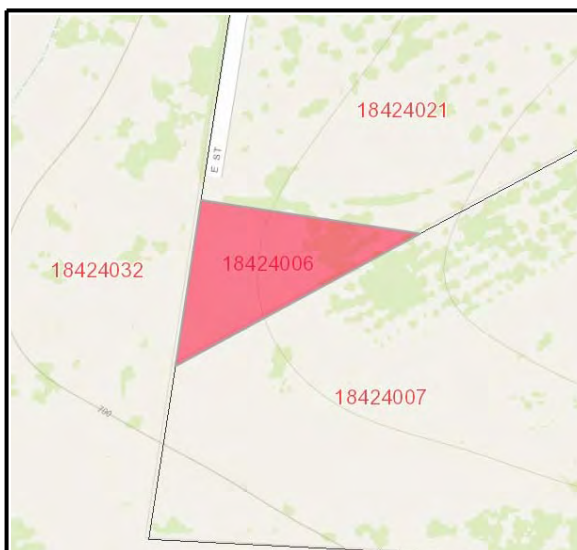
Legal Lot: _____

Community Plan: North County Metro

Planning Group: TWIN OAKS

Regional Category: Semi-Rural

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



Parcel highlighted in red

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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	C
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	-	

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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)