

# Gorgeous 5.43 Acre Hilltop View Lot in Vista VIEWS! VIEWS! VIEWS!

## \$275,000

SITE ADDRESS: 0 El Paso Alto, Vista CA 92084  
MLS: 180039492

### Gorgeous 5.43 acre Vista view lot with unobstructed, panoramic views!

This incredible hilltop home site is only 1 of 8 lots and surrounded by multi million dollar estate homes, with no HOA's!

**Motivated Seller! Price Reduced!**

### Desirable Property Features!

- Paved (easy) access
- 2 House pads (larger house pad offers West facing magnificent views)
- Beautiful, upscale neighborhood
- Two 5,000-gal water storage tanks
- Approved septic layout for 3 bedroom home
- Water meter available and nearby
- Electricity available and nearby
- Surrounded by multimillion dollar homes
- Approx. 1,000 grapevines planted
- Approx. 18 Olive Trees planted
- Partial grading in
- Short distance to Interstate 15, CA-76, Hwy 78, major shopping & restaurants
- Short distance to Oceanside Harbor and beaches
- Mild and moderate climate all year long
- VIEWS! VIEWS! VIEWS!

There are 18 olive trees and approx. 1,000 grape vines that were planted in 3 stages, however only approx. 40-50% have probably survived with the remainder needing to be replanted (per owner). Varietals include: cab sav, merlot, syrah, chenin blanc, cab franc, sangiovese, petite verdot, zinfandel dupratt, viognier geneva, nebbiolo, barbera, primitivo.

Centrally located about 7 miles inland from the Pacific coast, Vista is just a short distance from Hwy-78, CA-76, Interstate 15, Oceanside Harbor and beaches, restaurants and major shopping. Additionally, Vista is gaining recognition for its large number of excellent microbreweries, but it is also a town that has a long tradition of art appreciation, with the *Moonlight Stage Production* and *Vista's Broadway Theater!* **A MUST SEE PROPERTY!**

\*\*\* Seller financing available \*\*\*

(Buyer to investigate Subject Property, including but not limited to, permits, code enforcement, buildability and utilities, with governing authority and/or licensed and bonded professionals.)



DIANE MEANS—CA DRE # 01891996  
dmeansredhawk@gmail.com

**RED HAWK REALTY**

JCT HWY 78 & 79

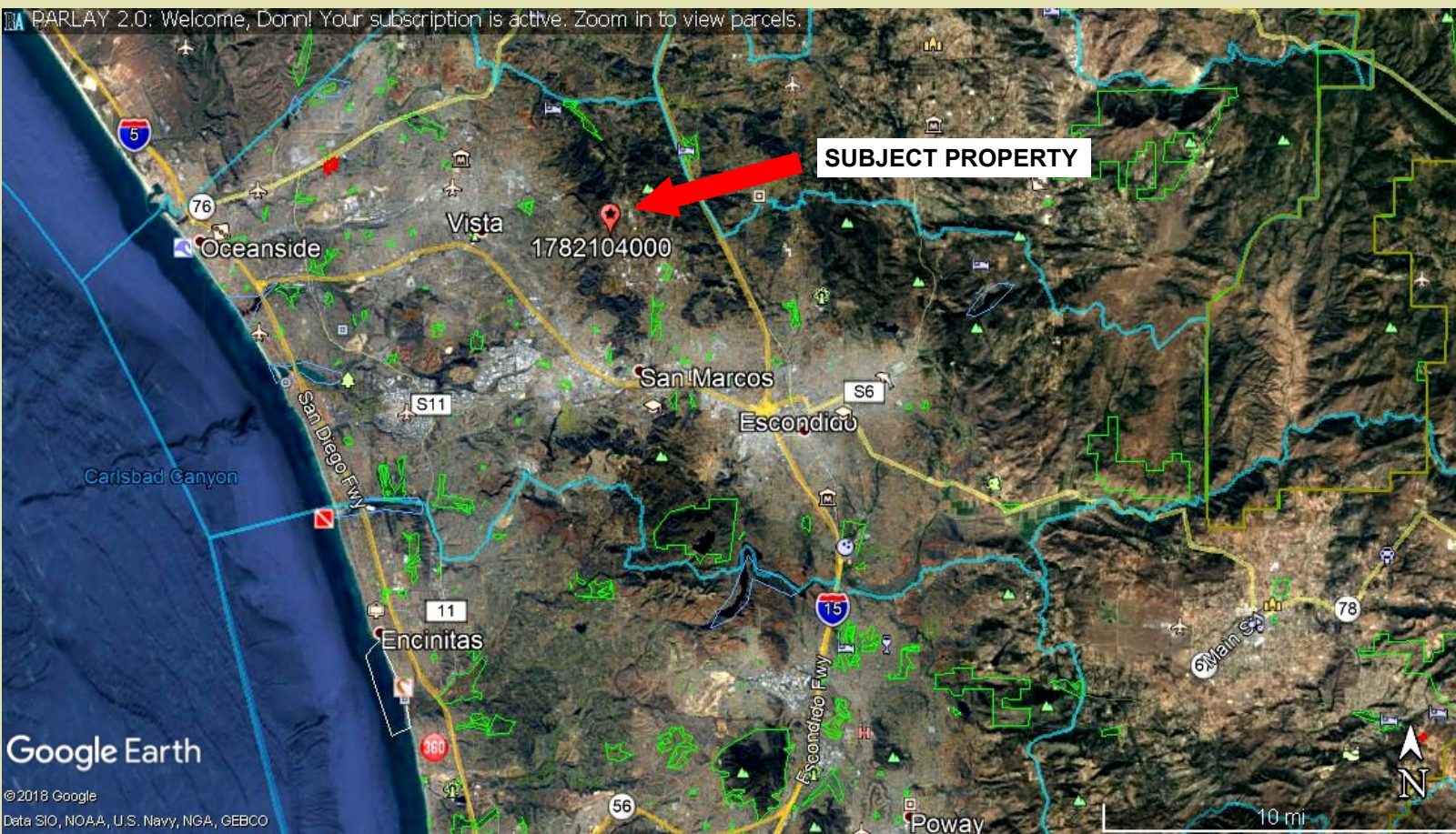
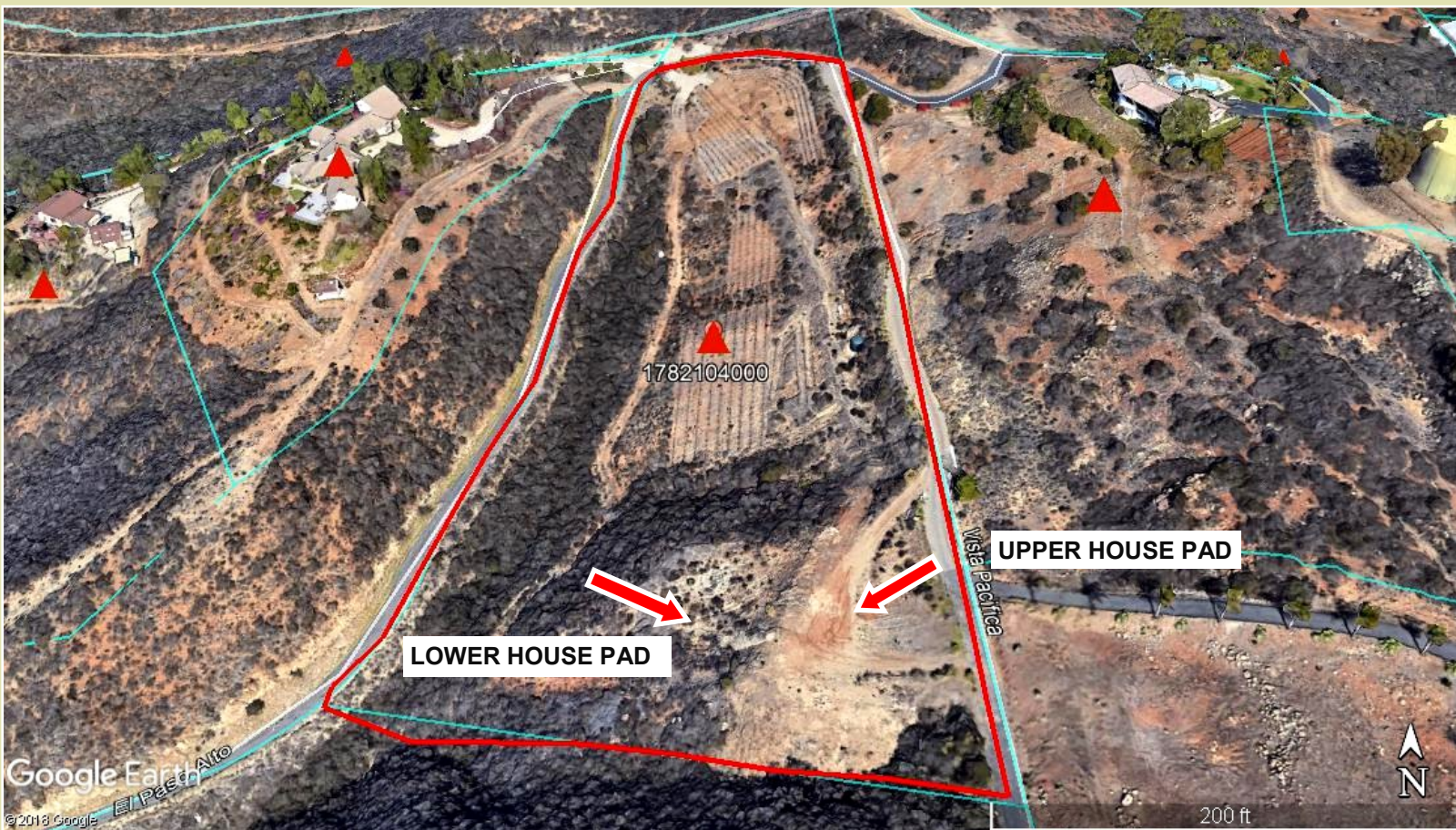
Santa Ysabel, CA 92070

CDRE Broker: 01109566





**SUBJECT PROPERTY APN: 178-210-40-00**





## **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)