



LOT 31

RANCHO GLEN ESTATES

San Diego, CA

10.24 acres

Approved Site Development Permit
Estate Lot with 2 Pads





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THE PROPERTY

13165 Caminito Mendiola
San Diego, CA 92130

10.24 Acre Lot

EQUESTRIAN
PAD

HOUSE
PAD

CAMINITO MENDIOLA

TED WILLIAMS PARKWAY

PROJECT OVERVIEW



PROJECT LINKS

**Permit expires May 21, 2027*

LOCATION	13165 Caminito Mendiola, San Diego, CA 92130
ACRES	10.24 acres. An estimated 2.21 acres is developable consisting of the east side house pad and west side for horses.
APN	305-060-18
PROJECT DESCRIPTION	Unimproved, Vacant Residential Land
MUNICIPALITY	City of San Diego
ZONING	AR-1-1 Agricultural-Residential (Click for more info)
SCHOOL DISTRICT	Del Mar Union Elementary San Dieguito Union High School District
COMMUNITY PLAN	Pacific Highlands Ranch
CC&R SPECIFIC PROVISIONS FOR SUBJECT LOT	• Private stables allowed • Private for-profit training & horse boarding allowed (see details in link) • Selling of trees, plants, or crops • Right to drill for a well • Per separate agreement the site may not be subdivided
OVERLAY ZONES	Proposition "A" Lands Multiple Habitat Planning Area (MHPA) Very High Fire Hazard Severity Zone Sensitive Vegetation`
PRICE	\$800,000

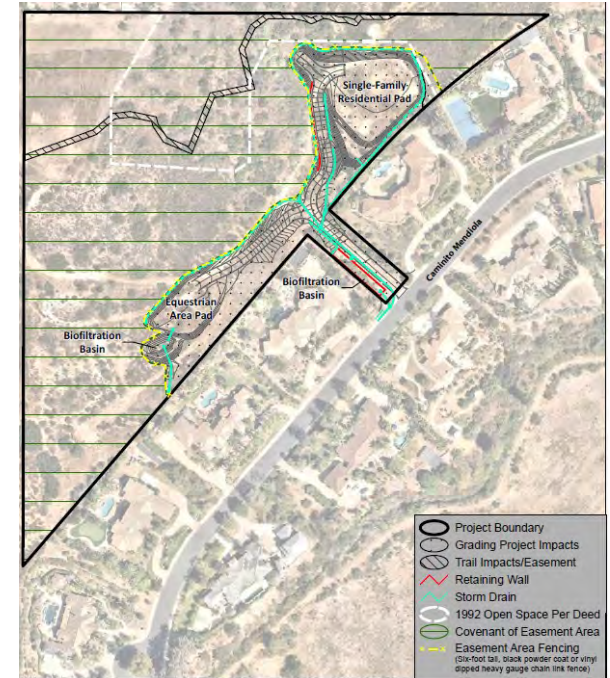
PROJECT | CRITICAL INFORMATION

The subject offering is currently in a raw land condition. To build a home on the site there are several steps, some of which the Seller has already accomplished, some of which will be the responsibility of the Buyer.

What you can build onsite: a single-dwelling unit and any state allowed ADUs, an equestrian area, biofiltration basins, and access driveways. The site is within the City's Multiple Species Conservation Plan Subarea Plan (MSCP Subarea Plan) and therefore a maximum of 25% of the total lot can be touched. The Approved Site Development Permit acquired by the Seller complies with this requirement inclusive of all proposed grading and brush management areas.

This property required both discretionary entitlement approvals and will also require all necessary construction documents. The Seller has handled the discretionary approvals only. Below is a broad list (not comprehensive) of things that have been completed and open items. Buyer should read through ALL APPROVAL documents to have a full understanding of the requirements. View Project Links [Here](#).

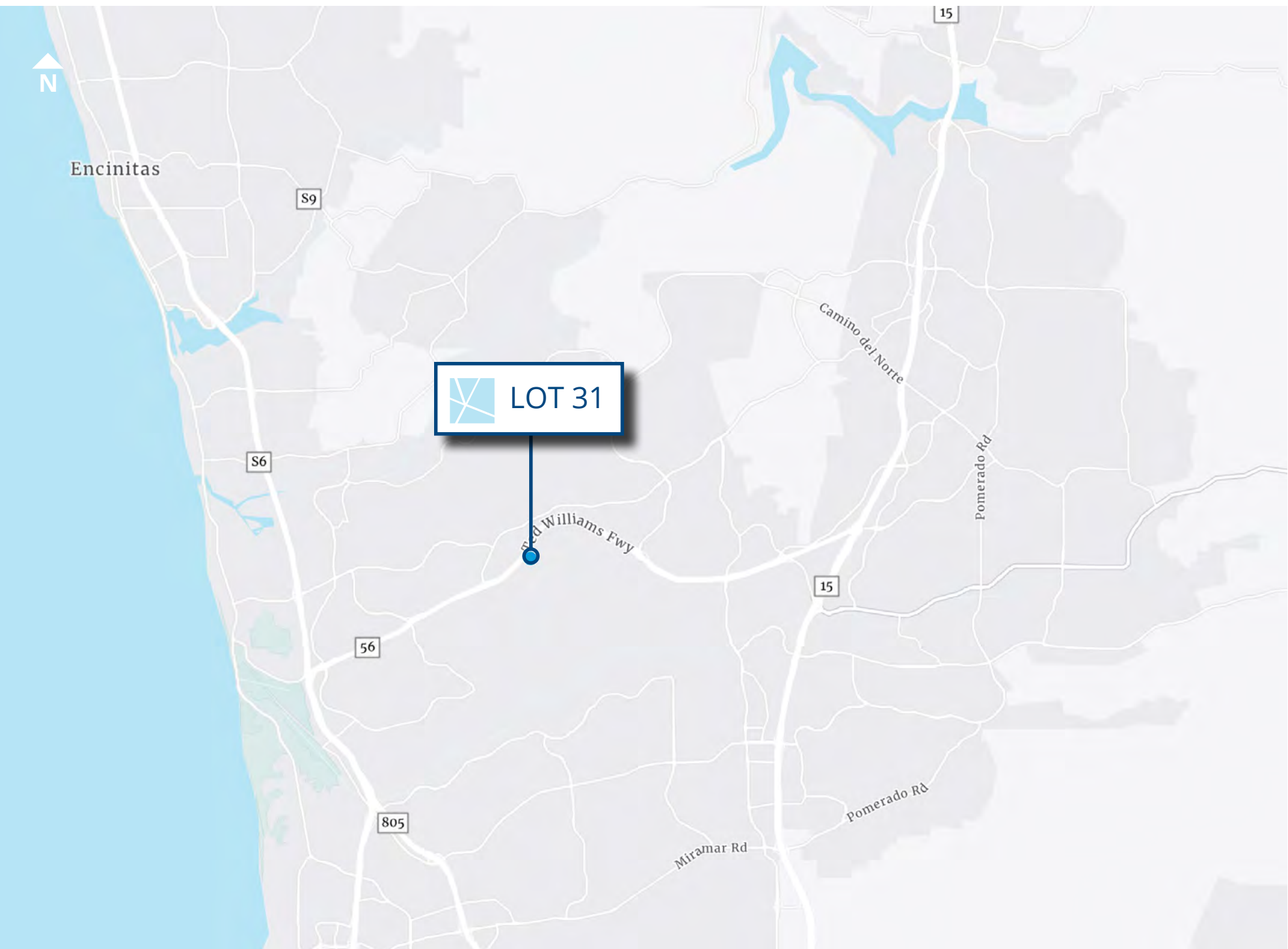
1. **SELLER COMPLETED:** Site Development Permit (process 3) was required along with a mitigated negative declaration and mitigation and monitoring reporting program. These were approved by planning commission and then City Council.
 - a. Site Development Permit No. 2308404
 - b. MMRP No. 506590
2. **SELLER COMPLETED:** Easement Vacation (process 5) was required. It was approved by planning commission and then city council. Resolution is recorded and title has been updated.
3. **BUYER TO DO:** Obtain a bonded grading permit for the project adhering to the SDP approvals. This will likely require an update to the geotechnical report as well.
4. **BUYER TO DO:** Prior to issuance of a grading permit Buyer shall obtain a "Consistency Determination Letter" or an "amendment" to the Coastal Development Permit 6-86-699. The project site is subject to the Coastal Development Permit 6-86-699 issued by CA Coastal Commission in 1987 (see page 75 of PC-23-044 found in the Due Diligence File links). The permit conditioned the lot (Lot 31) to be developed through the A-1-10 zone. The lot is consistent with those requirements (also see page 2 of the PC-23-044). Prior to issuance of a grading permit Buyer shall obtain a "Consistency Determination Letter" or an "amendment" to the Coastal Development Permit 6-86-699.
5. **BUYER TO DO:** Prior to any Construction Permit Buyer must grant the MHPA Open Space area through either fee title or a covenant of easement. If done through a covenant of easement Buyer must maintain property in perpetuity. If granted in fee title Buyer must get approval from Parks & Rec Department Open Space Deputy Director. Buyer must also submit a long-term management plan that includes the property analysis record to ensure adequate funding for the long-term management and monitoring of the mitigation area.
6. **BUYER TO DO:** Prior to any Construction Permit Buyer must submit a storm water technical report and enter into a Maintenance Agreement for BMPs. (SWPPP)
7. **BUYER TO DO:** Obtain a building permit for the construction of a single-family home and equestrian facility adhering to the SDP approvals.
8. **BUYER TO DO:** Submit construction documents for landscape plans for the revegetation of disturbed land as well as for the residential pad areas (which should include brush management plans) that adhere to the SDP conceptual plan approvals.
9. **BUYER TO DO:** Improvement and Utility construction plans and associated encroachment maintenance removal agreements.
10. **BUYER TO UNDERSTAND:** Open Space Area landscaping and maintenance: All land outside of the grading impact footprint and outside of the brush management zone 1 area is conserved in an open space easement per the SDP. The interface between the residential unit pad and the open space is required to be fenced.
11. **BUYER TO UNDERSTAND:** Trail Requirement: The SDP requires the construction of a 911-foot-long, a 6-foot-wide public trail within a 10-foot-wide easement across the NW corner of the site.
12. **BUYER TO UNDERSTAND:** Retaining walls: The project plans for a retaining wall along the proposed on-site driveway and building pad area. It would be apx. 160 ft. in length and range in height from 1 to 8 ft.



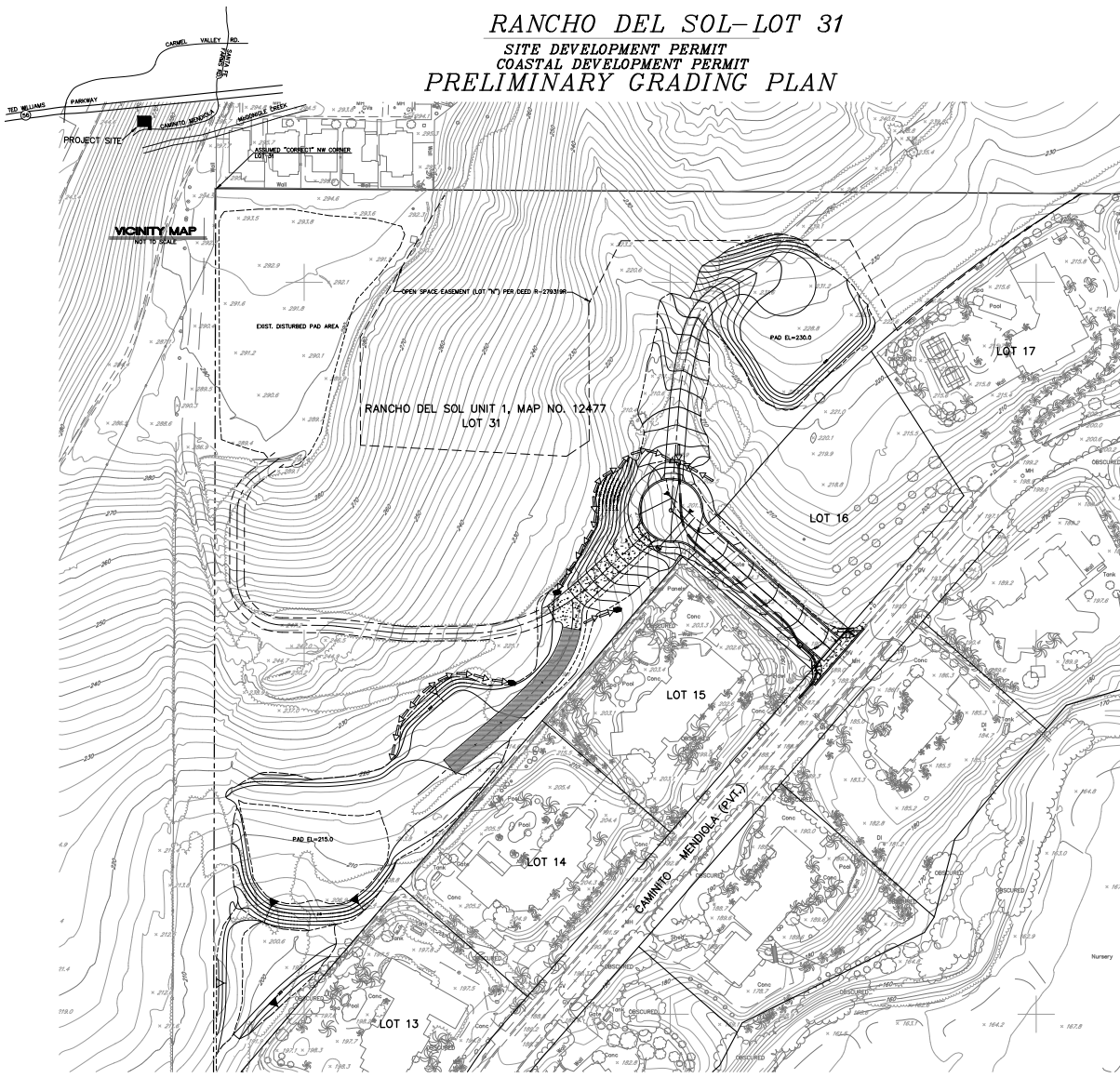
PROJECT LINKS

City of San Diego	1	10.24	Single Family	3,000
Location	No. of Units	Acres	Product Type	Product Sq Ft (avg)

SEWER	\$5,154.00
WATER	\$3,047.00
SDCWA WATER 3/4" METER	\$6,683.00
INCLUSIONARY HOUSING FEE NOT APPLICABLE ON PROJECTS UNDER 10 UNITS	\$0.00
DIF 2024 PROJECT COST ESTIMATED WITH CITY OF SAN DIEGO DIF CALCULATOR	\$34,646.00
ACTIVE TRANSPORTATION IN-LIEU FEE N/A	\$0.00
RTCIP FEE	\$3,047.57
SCHOOL FEE SAN DIEGUITO (\$2.72 SF) & ENCINITAS (\$2.45 SF) COMBINED \$5.17 SF	\$15,510.00
PER UNIT TOTAL COST ESTIMATE	\$68,087.57







COMPETITIVE MARKET



6210 Summit Crest Cir.

HOUSE SQ. FT.	4,765
LOT ACRES	0.37
BED/BATH	4/5
YEAR BLT	2020
SOLD PRICE	\$5,028,000
PP SF	\$1,055.19
HOA & MELLO ROOS FEE MO.	\$254
SOLD DATE	6/25/2025



5384 Aurora Summit Trl.

HOUSE SQ. FT.	5,003
LOT ACRES	0.35
BED/BATH	6/8
YEAR BLT	2020
SOLD PRICE	\$5,300,000
PP SF	\$1,059.36
HOA & MELLO ROOS FEE MO.	\$280
SOLD DATE	1/12/2026



14242 Dalia Dr.

HOUSE SQ. FT.	5,478
LOT ACRES	0.50
BED/BATH	4/6
YEAR BLT	1999
SOLD PRICE	\$6,050,000
PP SF	\$1,104.42
HOA & MELLO ROOS FEE MO.	\$665
SOLD DATE	5/20/2025



14431 Bellvista Dr.

HOUSE SQ. FT.	4,870
LOT ACRES	0.53
BED/BATH	4/5
YEAR BLT	1997
SOLD PRICE	\$6,500,000
PP SF	\$1,334.70
HOA & MELLO ROOS FEE MO.	\$665
SOLD DATE	10/17/2025



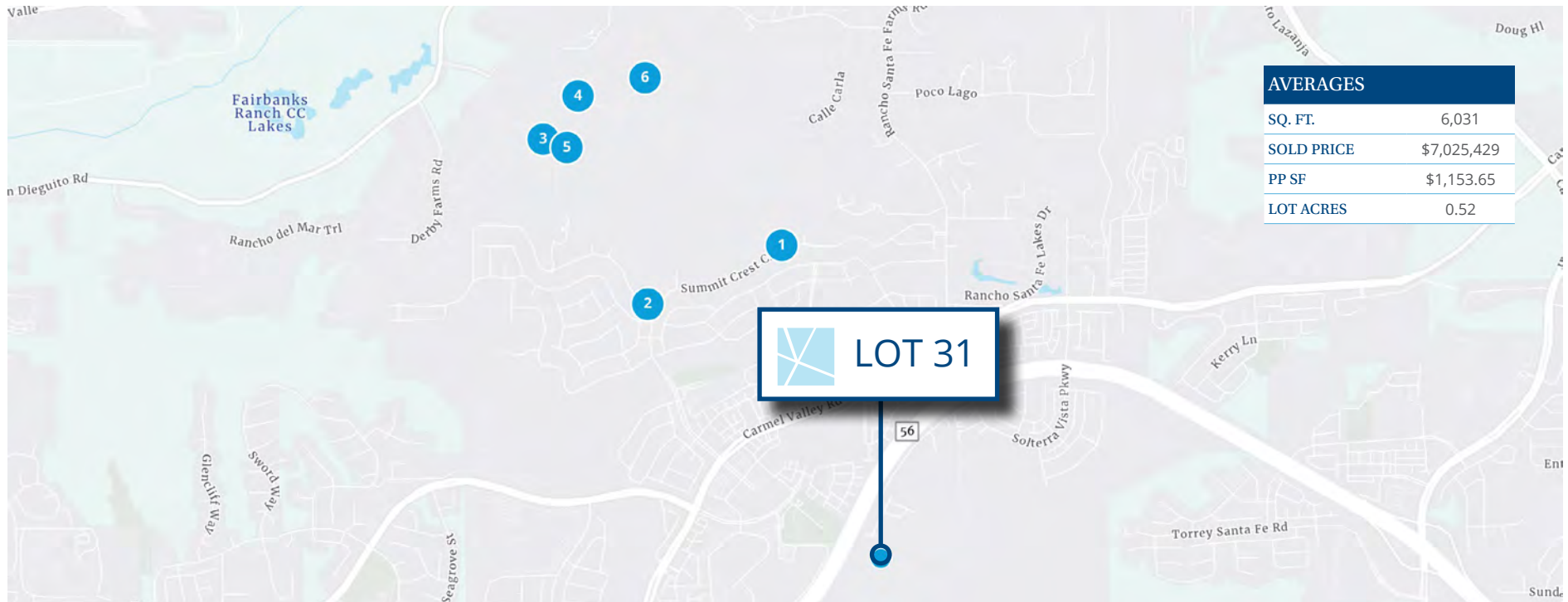
5986 Greensview Ct.

HOUSE SQ. FT.	8,225
LOT ACRES	0.93
BED/BATH	5/6
YEAR BLT	2015
SOLD PRICE	\$10,000,000
PP SF	\$1,215.81
HOA & MELLO ROOS FEE MO.	\$675
SOLD DATE	11/2/2025



14488 Strawberry Rd.

HOUSE SQ. FT.	7,817
LOT ACRES	0.60
BED/BATH	5/6
YEAR BLT	1999
SOLD PRICE	\$10,350,000
PP SF	\$1,324.04
HOA & MELLO ROOS FEE MO.	\$675
SOLD DATE	12/15/25





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