



# LOT 31

## RANCHO GLEN ESTATES

*San Diego, CA*

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10.24 acres

Unimproved, Vacant Land





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# THE PROPERTY

13165 Caminito Mendiola  
San Diego, CA 92130

10.24 Acre Lot



## PROJECT OVERVIEW



### Relevant Links:

[Full Site Development Plans](#)

[CCR'S](#)

[Due Diligence Files](#)

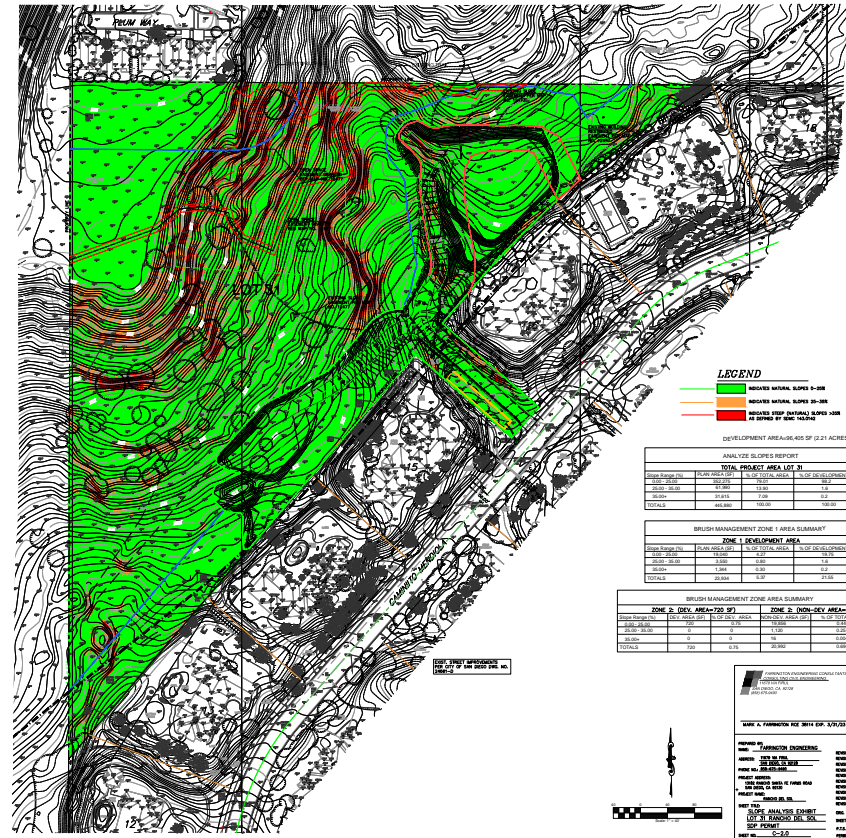
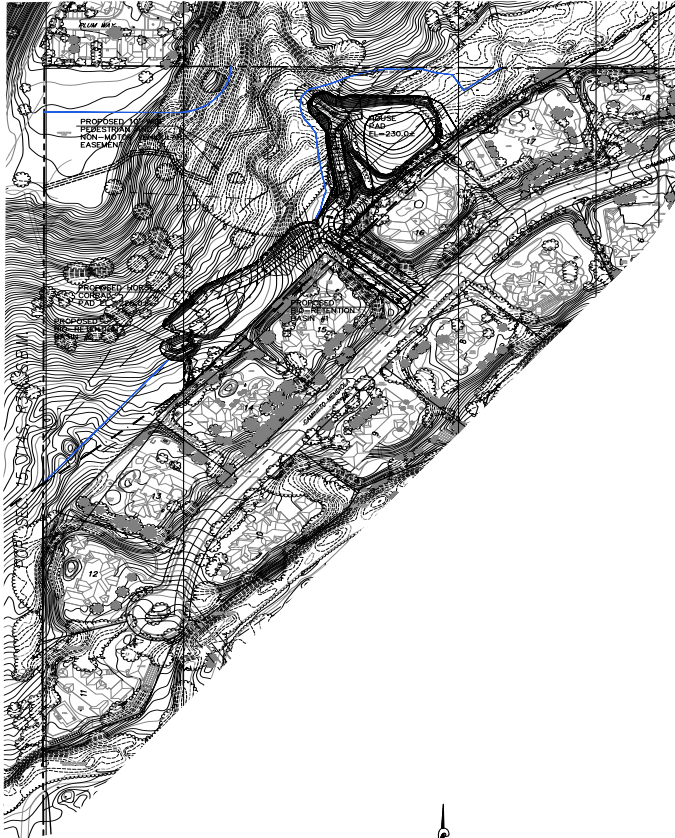
LOCATION	13165 Caminito Mendiola, San Diego, CA 92130
ACRES	10.24 acres. An estimated 2.21 acres is developable consisting of the east side house pad and west side for horses.
APN	305-060-18
PROJECT DESCRIPTION	Unimproved, Vacant Residential Land
MUNICIPALITY	City of San Diego
ZONING	AR-1-1 Agricultural-Residential ( <a href="#">Click for more info</a> )
SCHOOL DISTRICT	Del Mar Union Elementary San Dieguito Union High School District
COMMUNITY PLAN	Pacific Highlands Ranch
CC&R SPECIFIC PROVISIONS FOR SUBJECT LOT	<ul style="list-style-type: none"> <li>• Private stables allowed</li> <li>• Private for-profit training &amp; horse boarding allowed (see details in link)</li> <li>• Selling of trees, plants, or crops</li> <li>• Right to drill for a well</li> <li>• Per separate agreement the site may not be subdivided</li> </ul>
OVERLAY ZONES	Proposition "A" Lands Multiple Habitat Planning Area (MHPA) Very High Fire Hazard Severity Zone Sensitive Vegetation`
PRICE	\$795,000

## Permit expires May 21, 2027

Approvals include: Landscaping, fencing for habitat area, site grading & drainage, public and private improvements, mitigation monitoring & reporting plan.

[View Site Development Permit](#)

[Full Site Development Plans](#)  
CCR'S



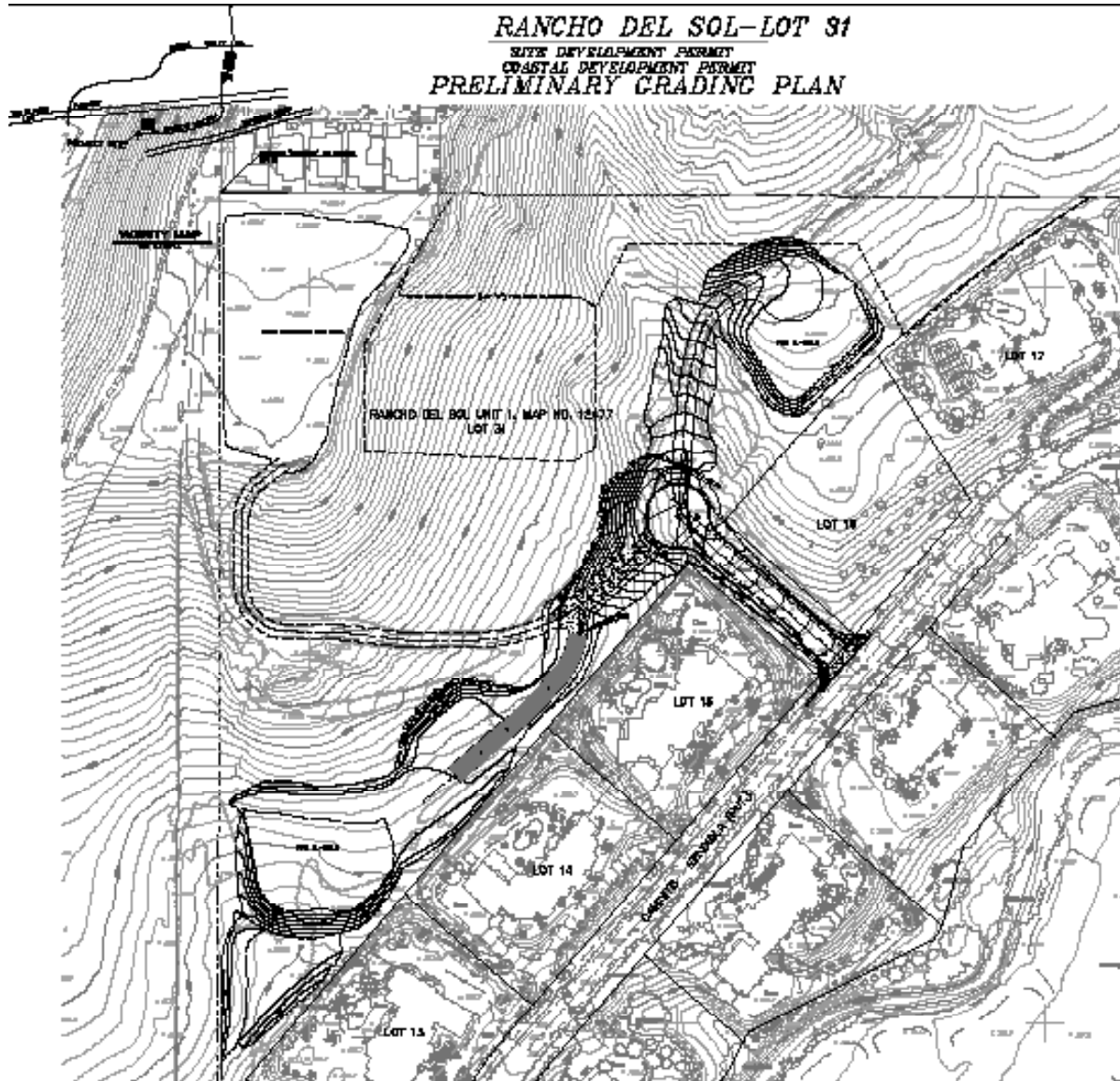
**FEE SCHEDULE**

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

<b>SEWER</b>	\$5,154.00
<b>WATER</b>	\$3,047.00
<b>SDCWA WATER</b> <i>LESS THAN 1" METER</i>	\$5,859.00
<b>INCLUSIONARY HOUSING FEE</b> <i>NOT APPLICABLE ON PROJECTS UNDER 10 UNITS</i>	\$0.00
<b>DIF 2024</b> <i>PROJECT COST ESTIMATED WITH CITY OF SAN DIEGO DIF CALCULATOR</i>	\$28,225.00
<b>ACTIVE TRANSPORTATION IN-LIEU FEE</b>	\$0.00
<b>RTCIP FEE</b>	\$3,130.00
<b>SCHOOL FEE</b> <i>\$4.79 SF</i>	\$14,370.00
<b>NEIGHBORHOOD ENHANCEMENT FEE</b> <i>ONLY APPLICABLE ON "COMPLETE COMMUNITIES" PROJECTS</i>	\$0.00
<b>PER UNIT TOTAL COST ESTIMATE</b>	<b>\$59,785.00</b>







## COMPETITIVE MARKET



5325 Sweetwater Trl.	
SQ. FT.	4,225
BED/BATH	5/6
YEAR BLT	2019
SOLD PRICE	\$5,150,000
PPSF	\$1,218.93
HOA & MELLO ROOS / MO	\$721
SOLD DATE	5/15/2024



13706 Skyglitter Trl.	
SQ. FT.	4,922
BED/BATH	5/6
YEAR BLT	2019
SOLD PRICE	\$5,929,500
PPSF	\$1,204.69
HOA & MELLO ROOS / MO	\$784
SOLD DATE	9/21/2023



10871 Cadence Isle Ct.	
SQ. FT.	4,191
BED/BATH	4/5
YEAR BLT	2016
SOLD PRICE	\$4,750,000
PPSF	\$1,133.38
HOA & MELLO ROOS / MO	\$657
SOLD DATE	4/2/2024



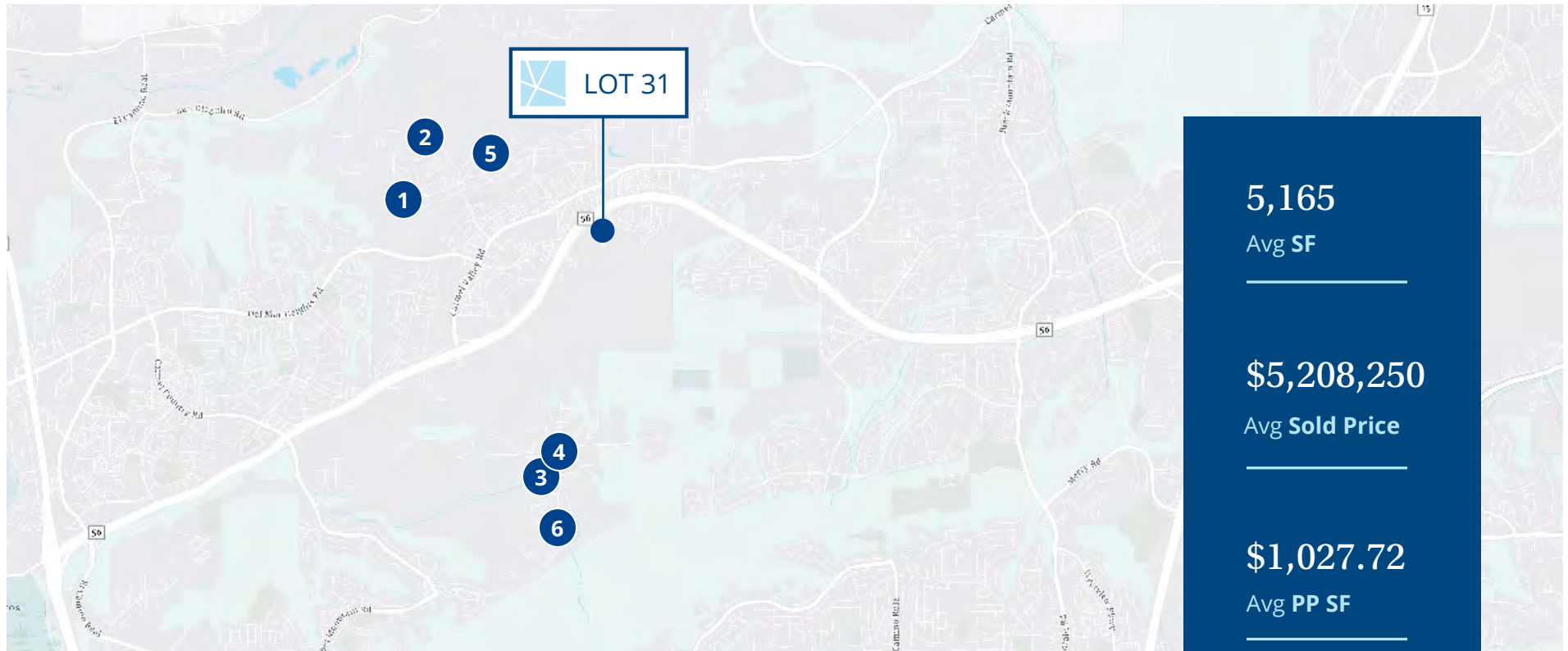
12446 Del Vino Ct.	
SQ. FT.	6,304
BED/BATH	5/6
YEAR BLT	2006
SOLD PRICE	\$5,800,000
PPSF	\$920.05
HOA & MELLO ROOS / MO	\$40
SOLD DATE	3/29/2024



6160 Tiki Ct.	
SQ. FT.	6,059
BED/BATH	5/6
YEAR BLT	2019
SOLD PRICE	\$5,400,000
PPSF	\$891.24
HOA & MELLO ROOS / MO	\$771
SOLD DATE	1/19/2024



6351 Belmont Trail Ct.	
SQ. FT.	5,288
BED/BATH	5/5
YEAR BLT	2014
SOLD PRICE	\$4,220,000
PPSF	\$798.03
HOA & MELLO ROOS / MO	\$654
SOLD DATE	6/7/2024





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