



LOT 31
RANCHO GLEN
ESTATES
San Diego, CA

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:

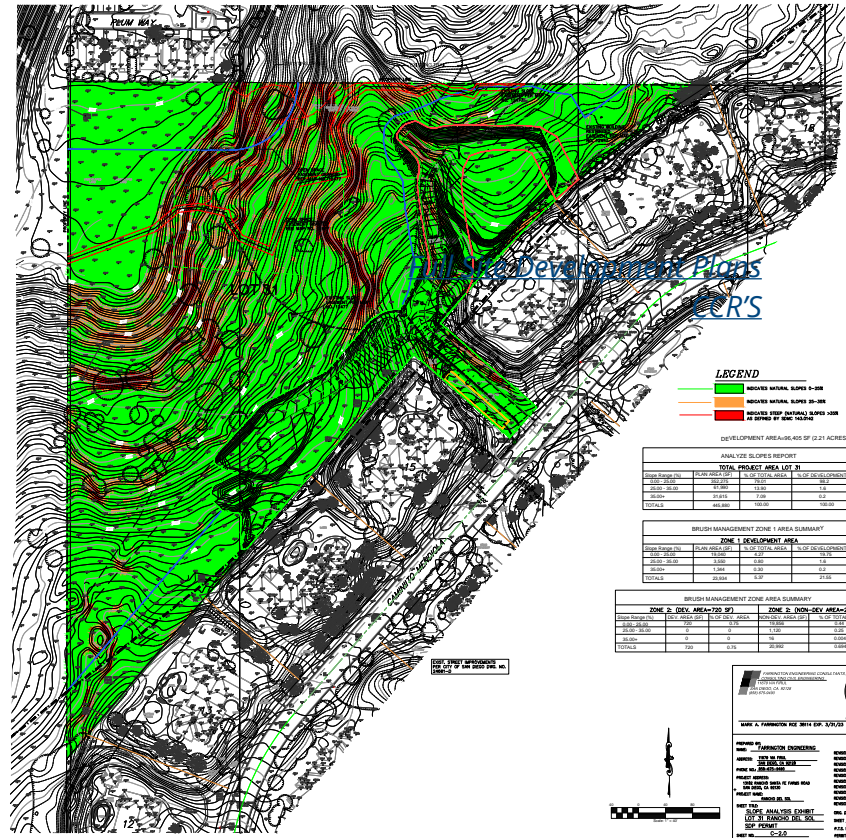
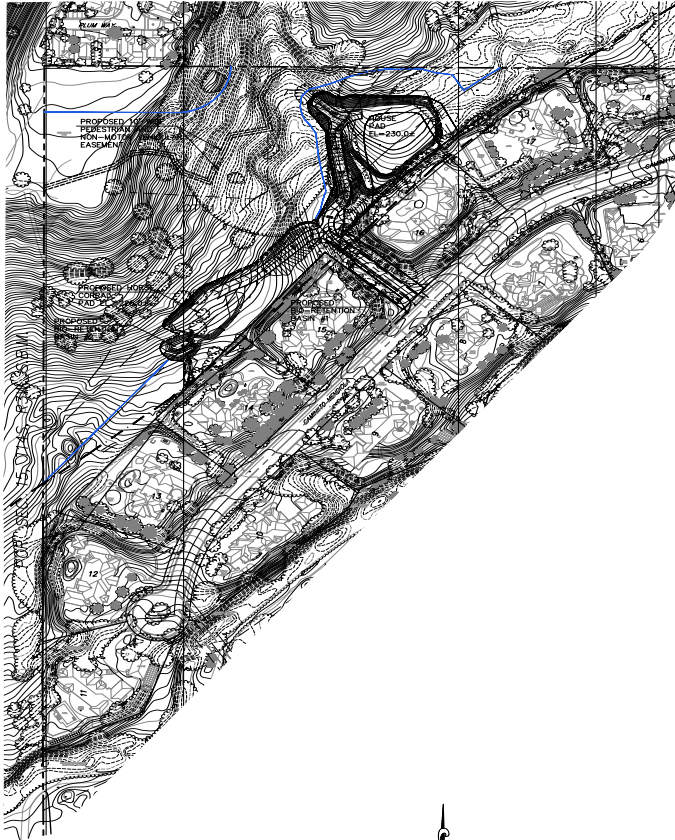
[Full Site Development Plans](#)
[CCR'S](#)

| | |
|--|---|
| 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 | <ul style="list-style-type: none"> • 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 | \$1,750,000 |

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](#)



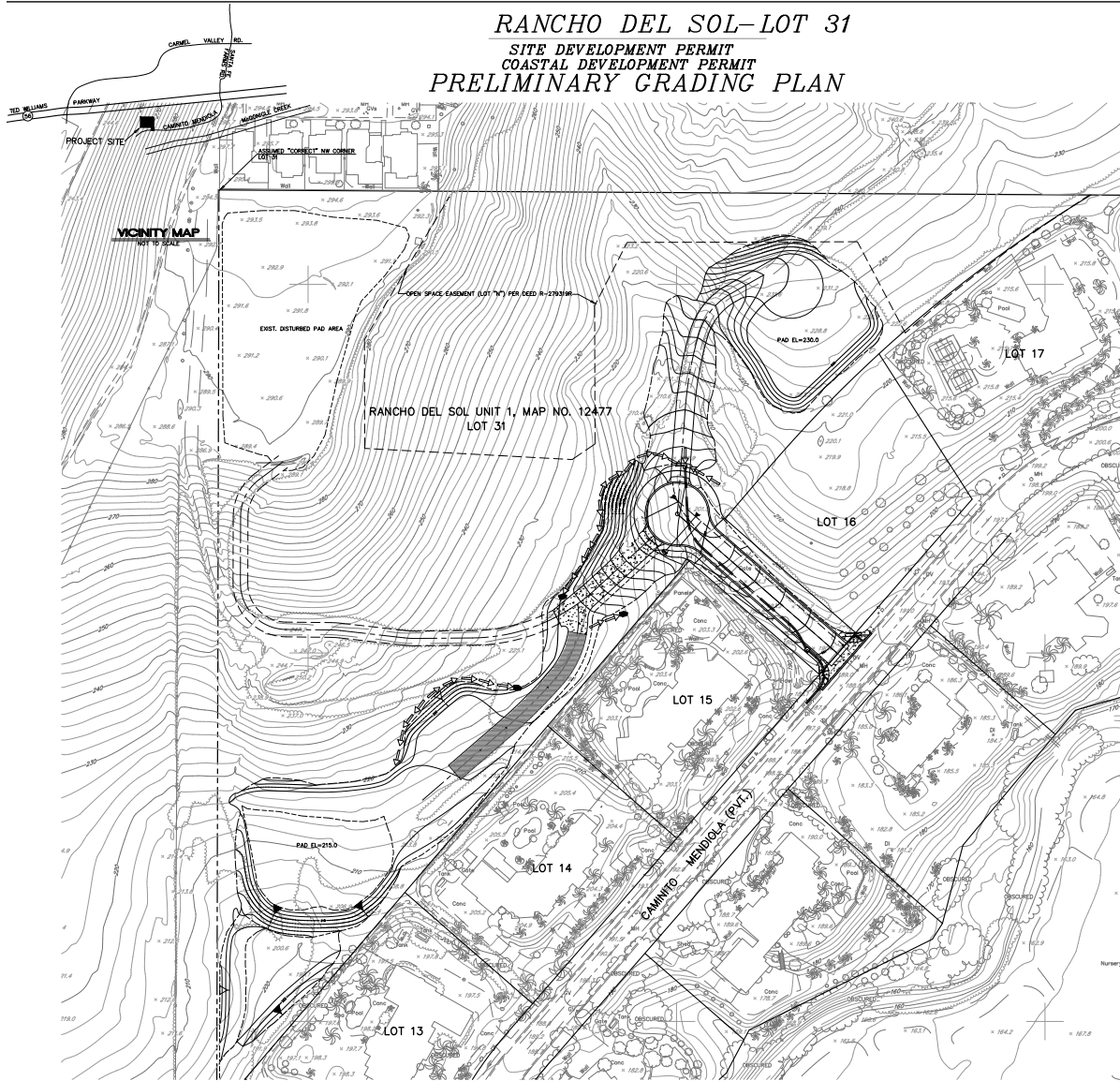
FEE SCHEDULE

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







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 |



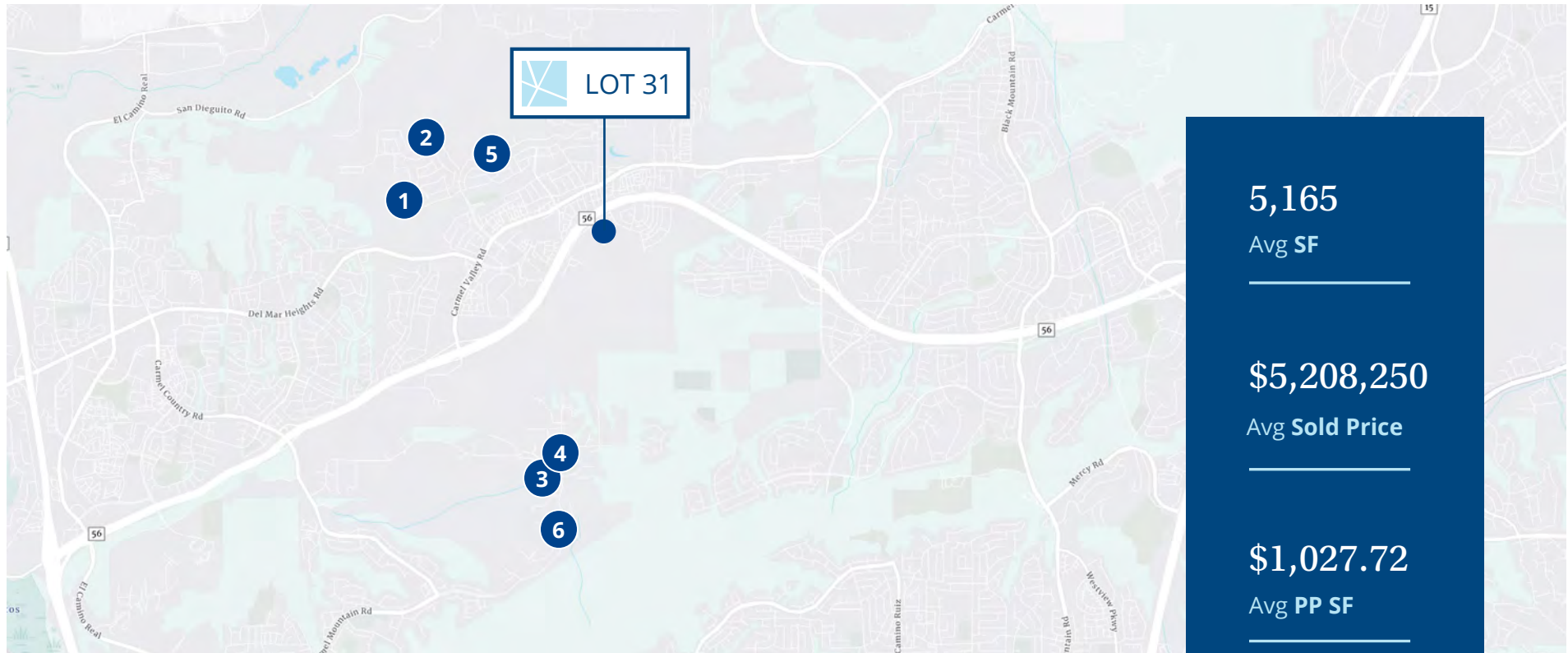
6160 Tiki Ct.

| | |
|-----------------------|-------------|
| 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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San Diego, CA

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