

19.13 Acre Nursery w/ 38 Lot TM in Process

1505 Reche Road | Fallbrook, CA 92028

- 2 houses, 1 barn, 2 other structures/offices
- Existing well with pump (not in use)
- Property is currently used for agriculture purposes and has a 2" water meter
- Conceptual plans include lot sizes between 12,196 to 23,522 square feet
- Excellent location along Reche Road close to schools, retail centers, and providing direct access to the I-15 & 76 Freeway

ASKING PRICE: \$2,850,000

JAMES
E. POTTER
JUNIOR
HIGH
SCHOOL

reche rd

stagecoach ln

larson ln



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contents

- 3** aerals
 - 7** property photos
 - 13** location map
 - 14** property information
 - 15** tentative tract map
 - 17** plat map
 - 18** demographics
-





JAMES
E. POTTER
JUNIOR
HIGH
SCHOOL









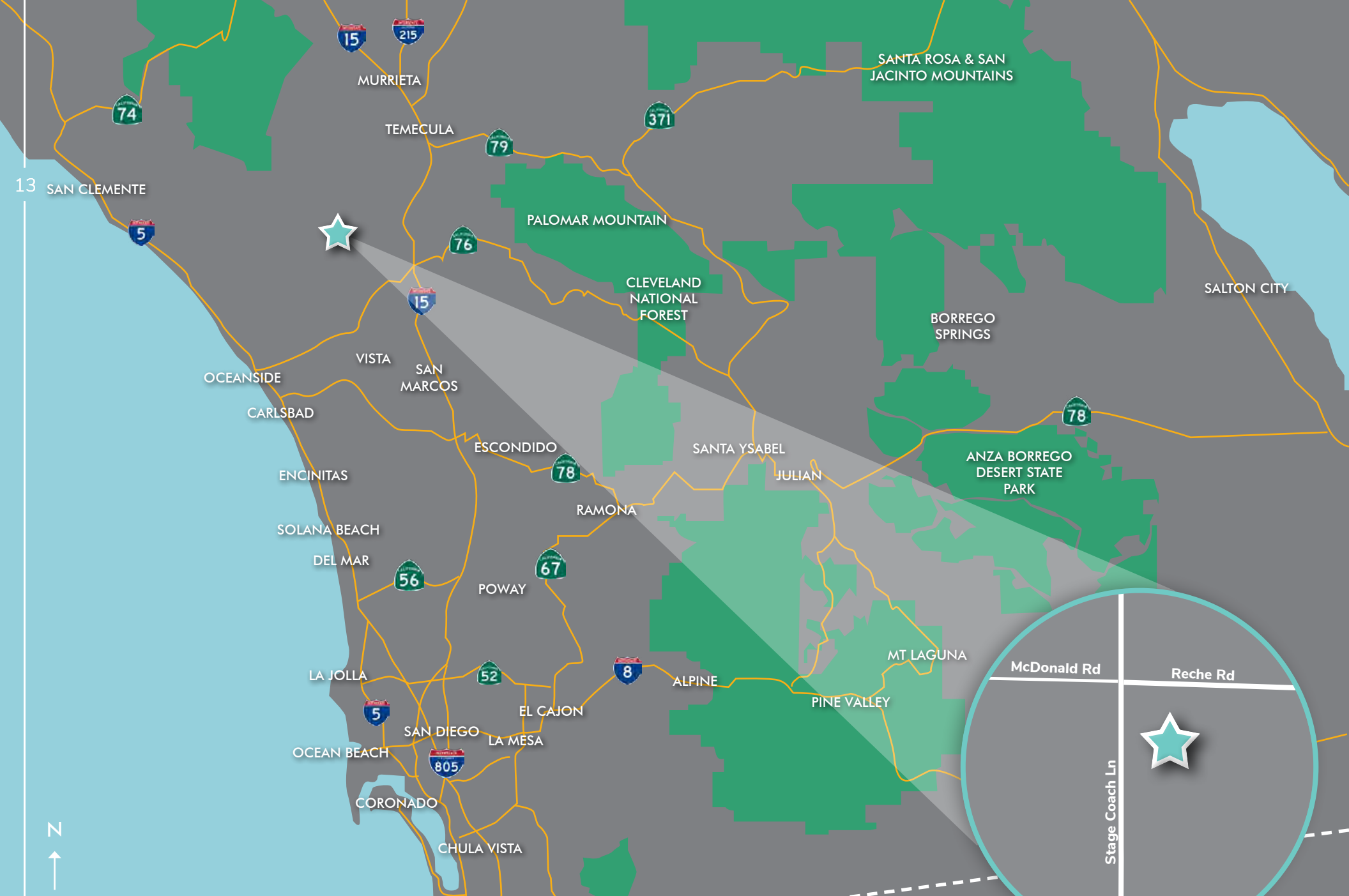












location map

property information

14

location:

The subject property is located at 1505 Reche Road in Fallbrook, California on the southeast corner of Stage Coach Lane and Reche Road. It is approximately 4 miles west of I-15, 1.4 miles east of Mission Road, and approximately 6 miles north of the 76 Freeway.

property profile:

The subject property is approximately 19.13 acres of land in Fallbrook, California. The property currently has a conceptual Tentative Map for 38 single-family lots. The property is currently used for agricultural purposes and has a 2" water meter. A buyer could maintain this use while going through the approval process for a single-family development. The property is in an excellent location near schools, shopping centers, and with direct access to the I-15 and 76 Freeway.

document links:

- [Initial Study Research Report](#)
- [TTM](#)

jurisdiction:

San Diego County

APN:

106-351-01-00

acreage:

19.13 Acres

zoning:

Rural Residential (RR)

general plan:

Village Residential (VR-2)

maximum height:

35' or 2 stories

improvements:

- 2 houses, 1 barn, 2 other structures/offices
- 1 existing well with pump not in use

school district:

Fallbrook Union Elementary & Fallbrook Union High School

services:

Water/Sewer- Fallbrook Public Utility

Gas/Electric- SDG&E

Police: San Diego County Sheriff's Department

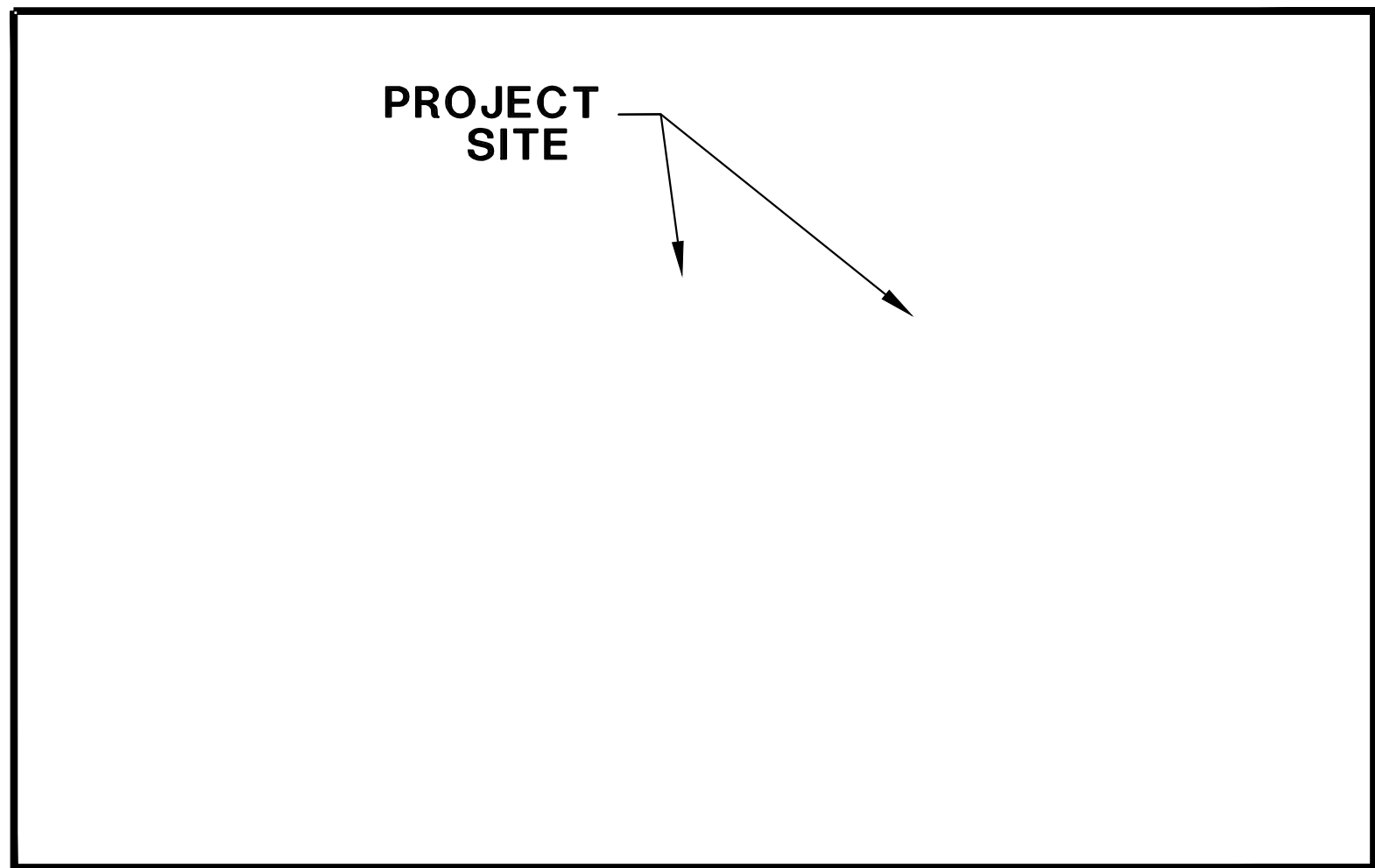
Fire: North County Fire Protection District



COUNTY OF SAN DIEGO

TENTATIVE SUBDIVISION MAP NO. -----

IN THE CITY OF FALLBROOK



LOCATION MAP

SCALE: 1"=1000'



VICINITY MAP

NO SCALE

GENERAL NOTES

- ALL INTERNAL STREETS WILL BE PRIVATE.
- GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
- EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
- LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
- ALL PROPOSED CUT BANKS HAVE A 2:1 SLOPE GRADIENT UNLESS OTHERWISE NOTED. ALL PROPOSED FILL SLOPES HAVE A 2:1 SLOPE GRADIENT.
- ZONING REQUIREMENTS:

APN 106-351-01-00

USE REGULATIONS:	RR
NEIGHBORHOOD RECS	J
ANIMAL RECS	2
DENSITY	0.5 AC
LOTS SIZE (AC)	C
BUILDING TYPE	N/A
MAX. FLOOR AREA	N/A
FLOOR AREA RATIO	N/A
HEIGHT	N/A
COVERAGE	N/A
SETBACK	N/A
OPEN SPACE	N/A
SPECIAL AREA RECS	P

TOTAL LOTS AND AREA:

ACREAGE:	19.13 AC
LOTS: RESIDENTIAL	38
OPEN SPACE	8
PRIVATE STREET LOT	1
MIN. LOT SIZE:	0.5 AC
NO. DWELLING UNITS:	38
GENERAL PLAN:	VILLAGE RESIDENTIAL (VR-2)
REGIONAL CATEGORY	VILLAGE
COMMUNITY PLAN	FALLBROOK

UTILITIES:	FALLBROOK PUBLIC UTILITY DISTRICT
SEWER:	FALLBROOK PUBLIC UTILITY DISTRICT
WATER:	FALLBROOK PUBLIC UTILITY DISTRICT
SCHOOLS:	FALLBROOK ELEMENTARY SCHOOL DISTRICT
FIRE:	FALLBROOK HIGH SCHOOL DISTRICT
TELEPHONE:	NORTH COUNTY FIRE PROTECTION DISTRICT
GAS & ELECTRIC:	PACIFIC BELL
STREET LIGHTING:	SAN DIEGO GAS & ELECTRIC CO.
	NO STREET LIGHTS ARE PROPOSED

PARKLAND DEDICATION STATEMENT

NO PARKLAND DEDICATION IS BEING PROPOSED

SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

STREET LIGHTING STATEMENT

NO STREET LIGHTS ARE PROPOSED - PRIVATE STREETS

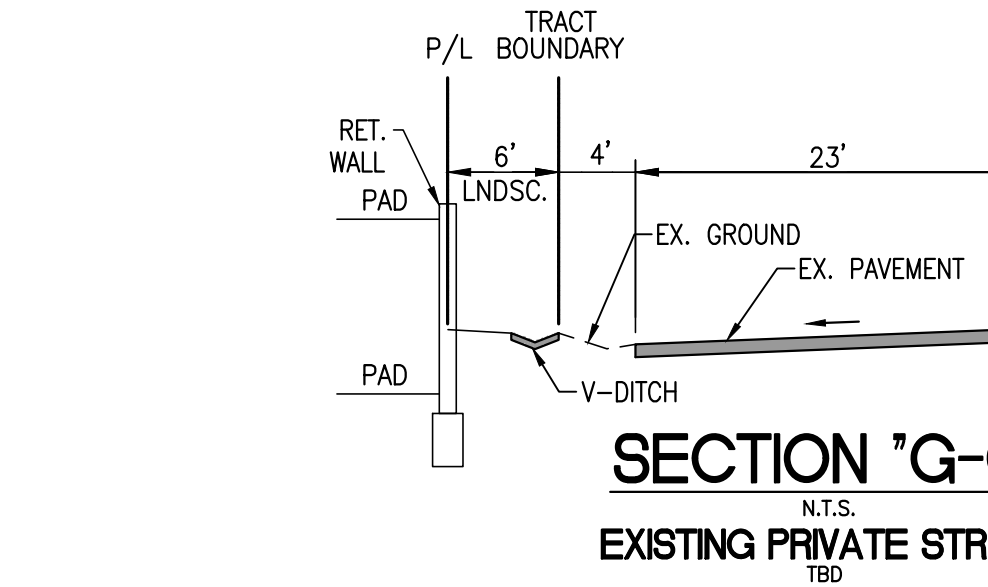
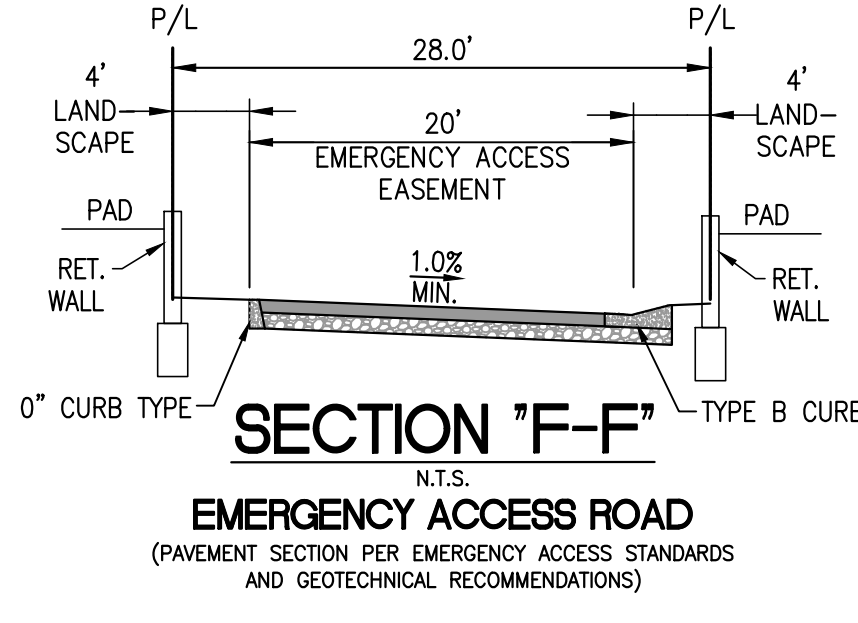
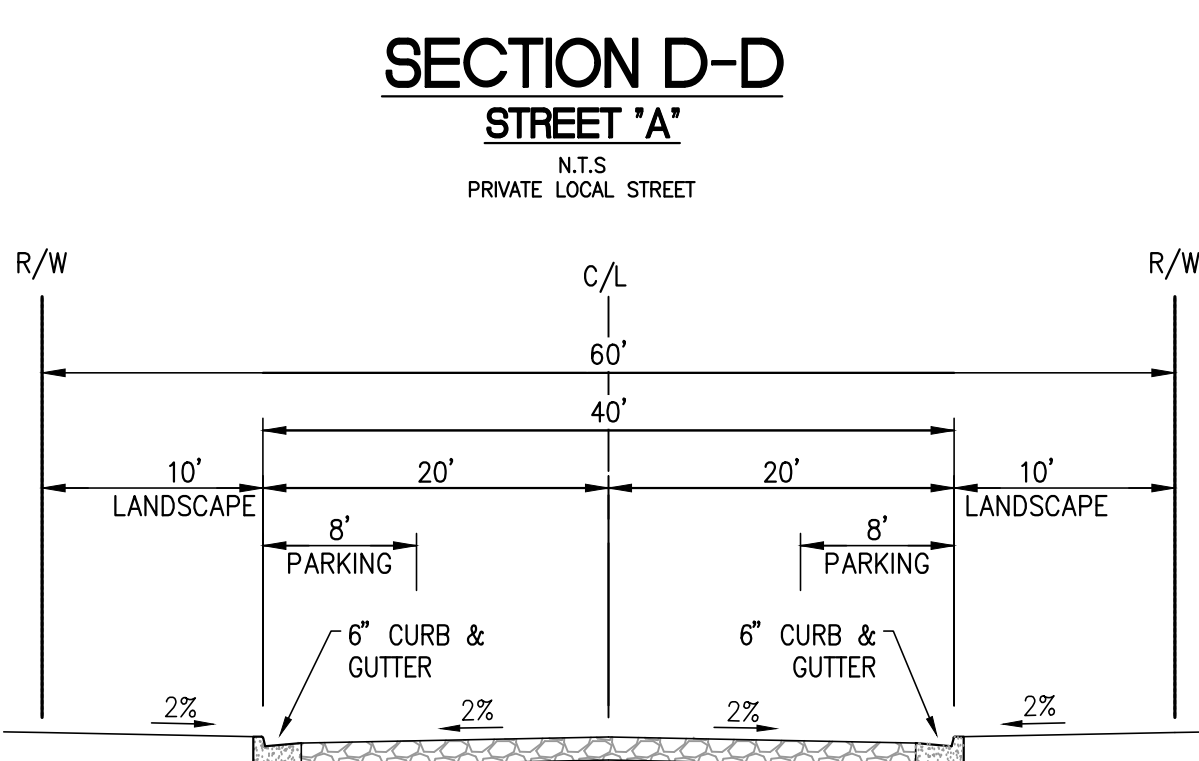
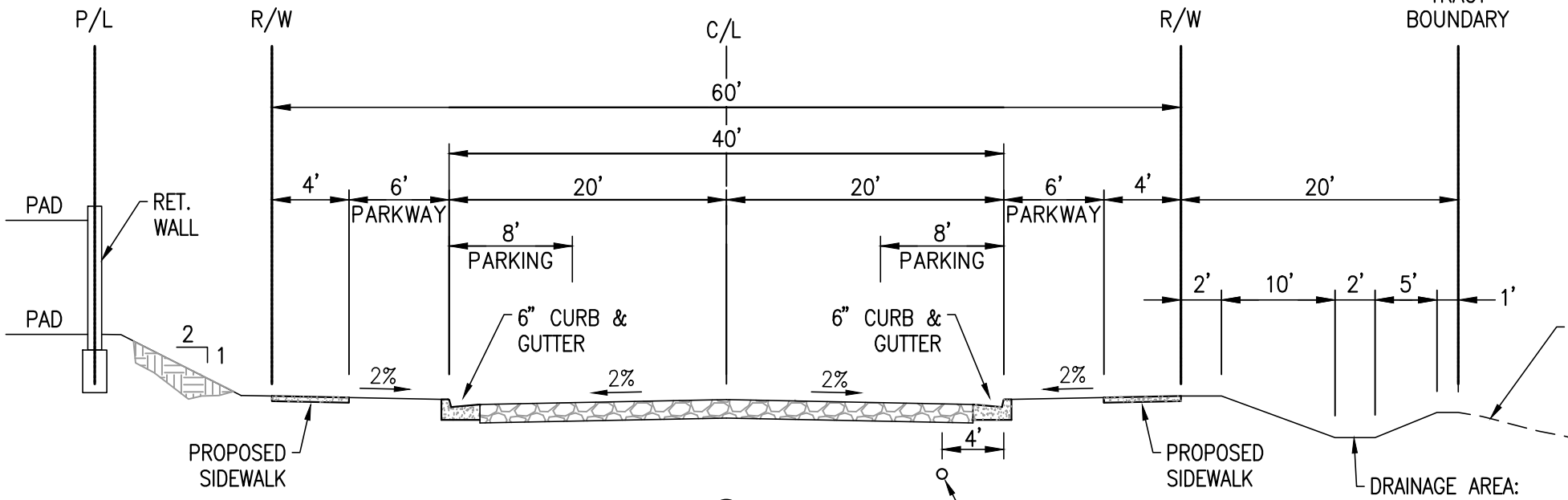
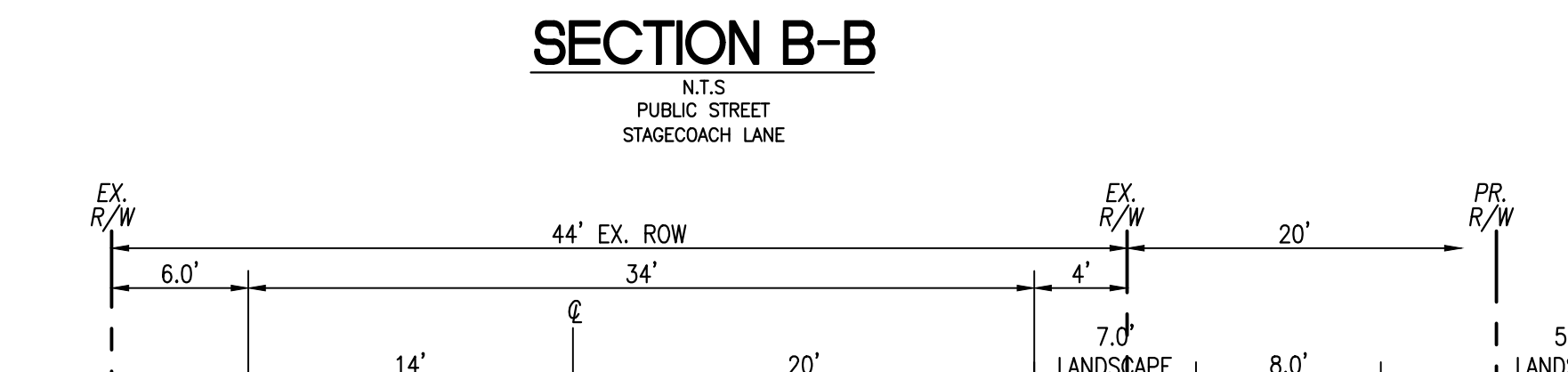
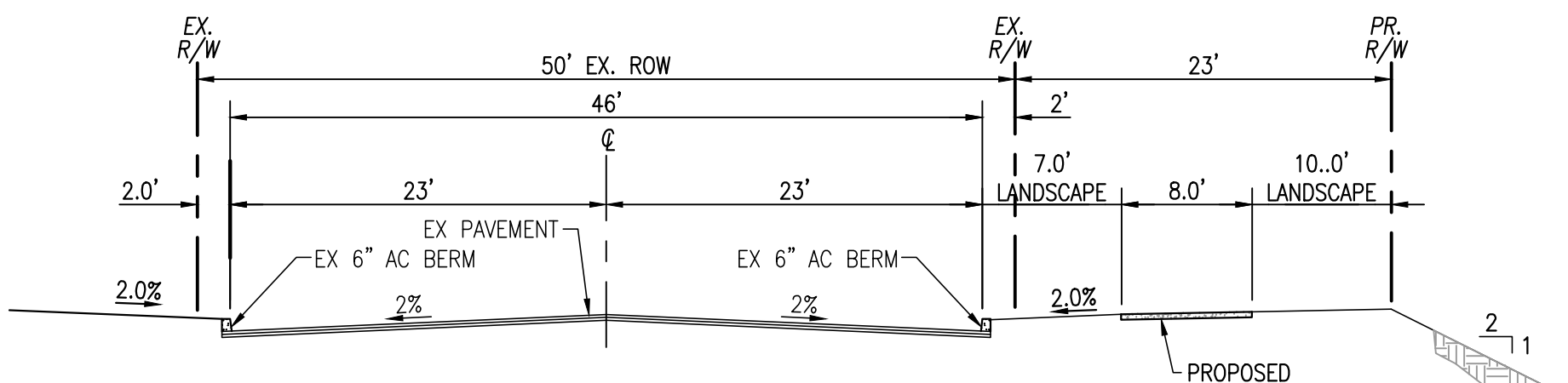
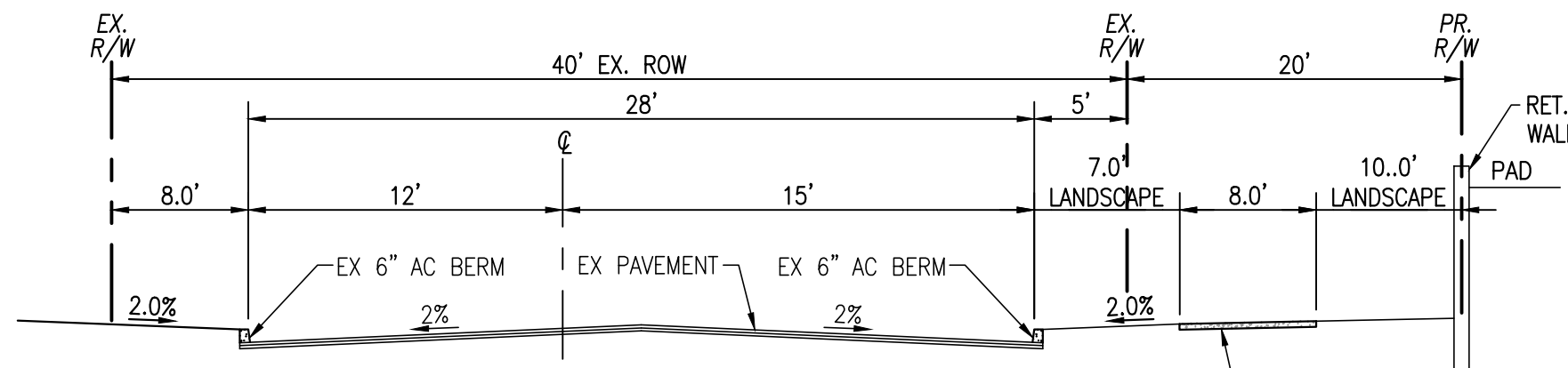
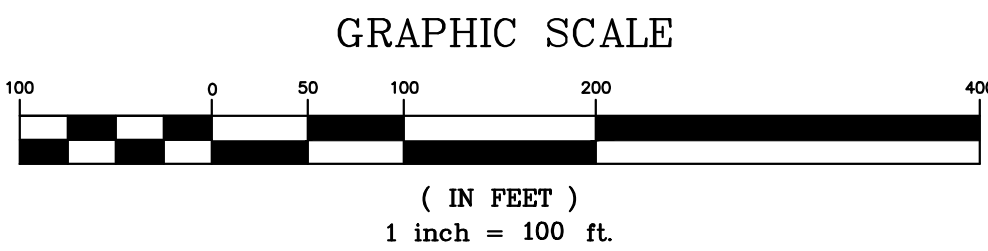
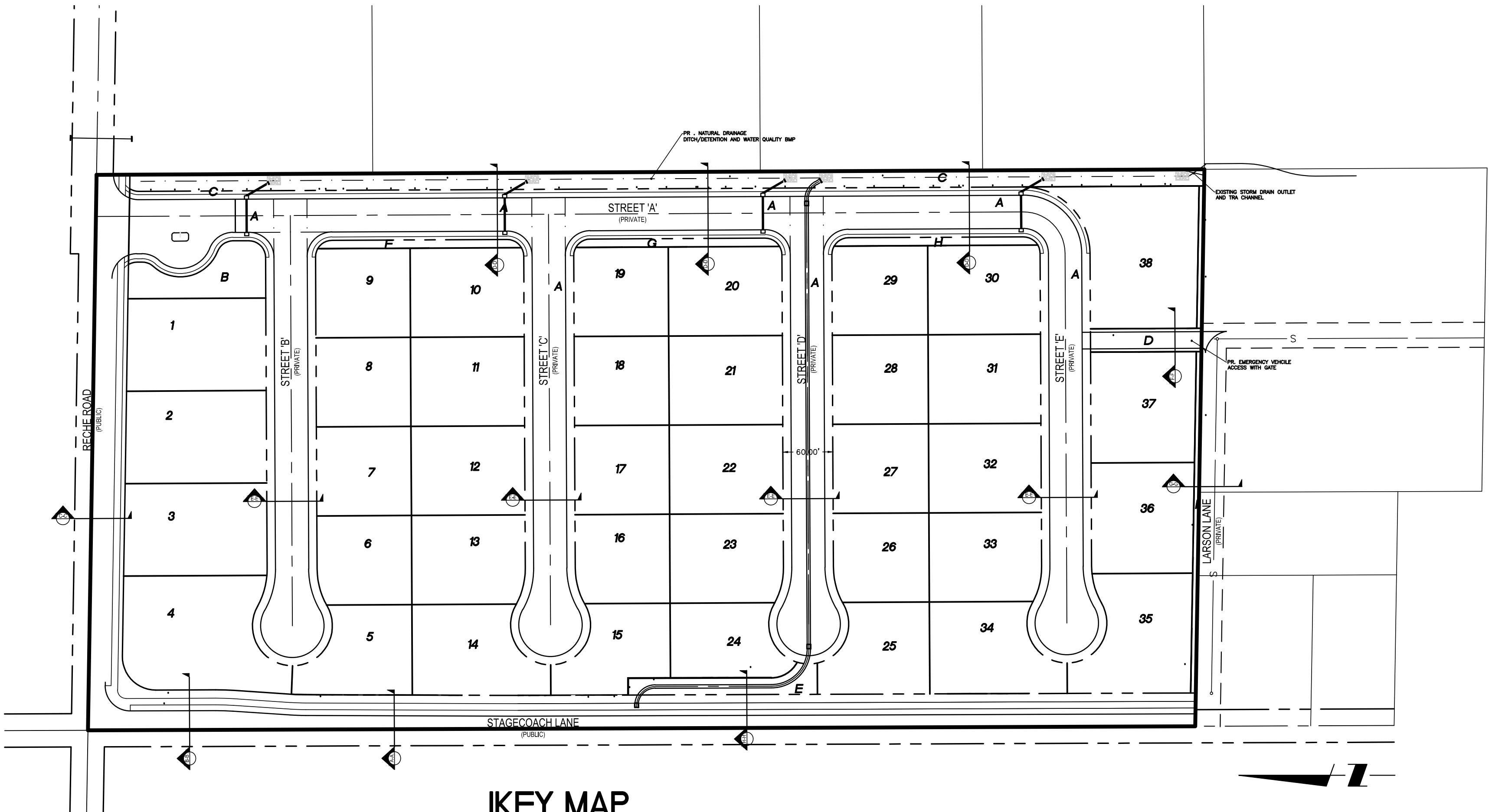
ACCESS

ACCESS IS FROM RECHE ROAD, WHICH IS A PUBLICLY MAINTAINED ROAD, TO THE BOUNDARY OF THE SUBJECT PROPERTY

NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY

LOT SUMMARY				
LOT NUMBER	PAD AREA (SF)	AREA (SF)	AREA (ACRES)	USE
1	12,828	18,489	0.42	RESIDENTIAL
2	12,828	18,744	0.43	RESIDENTIAL
3	12,828	18,998	0.44	RESIDENTIAL
4	13,028	23,620	0.54	RESIDENTIAL
5	11,999	12,603	0.29	RESIDENTIAL
6	9,823	11,998	0.28	RESIDENTIAL
7	9,823	12,155	0.28	RESIDENTIAL
8	9,823	12,155	0.28	RESIDENTIAL
9	9,823	12,147	0.28	RESIDENTIAL
10	9,823	14,586	0.33	RESIDENTIAL
11	9,823	14,595	0.34	RESIDENTIAL
12	9,823	14,595	0.34	RESIDENTIAL
13	9,823	14,442	0.33	RESIDENTIAL
14	12,308	15,231	0.35	RESIDENTIAL
15	11,322	11,805	0.27	RESIDENTIAL
16	9,823	12,003	0.28	RESIDENTIAL
17	9,803	12,155	0.28	RESIDENTIAL
18	9,837	12,155	0.28	RESIDENTIAL
19	9,823	12,147	0.28	RESIDENTIAL
20	9,823	14,586	0.33	RESIDENTIAL
21	9,823	14,595	0.34	RESIDENTIAL
22	9,823	14,595	0.34	RESIDENTIAL
23	9,823	14,448	0.33	RESIDENTIAL
24	9,025	11,602	0.27	RESIDENTIAL
25	10,128	12,444	0.29	RESIDENTIAL
26	9,949	12,158	0.28	RESIDENTIAL
27	9,949	12,305	0.28	RESIDENTIAL
28	9,949	12,305	0.28	RESIDENTIAL
29	9,949	12,296	0.28	RESIDENTIAL
30	9,697	14,436	0.33	RESIDENTIAL
31	9,697	14,445	0.33	RESIDENTIAL
32	9,697	14,445	0.33	RESIDENTIAL
33	10,241	14,303	0.33	RESIDENTIAL
34	8,563	15,236	0.35	RESIDENTIAL
35	12,388	17,412	0.40	RESIDENTIAL
36	13,127	16,328	0.37	RESIDENTIAL
37	13,184	16,710	0.38	RESIDENTIAL
38	21,488	23,523	0.54	RESIDENTIAL
A		202,179	4.64	PRIVATE STREET
B		7,630	0.18	LANDSCAPE
C		25,791	0.59	LANDSCAPE/DRAINAGE
D		3,734	0.09	PRIVATE STREET/EVA
E		5,118	0.12	LANDSCAPE/STORM DRA
F		2,346	0.05	LANDSCAPE
G		2,346	0.05	LANDSCAPE
H		2,346	0.05	LANDSCAPE
I		2,460	0.06	LANDSCAPE
J		38,026	0.87	PUBLIC STREET
PROPOSED RIGHT OF WAY				
TOTAL				844,970 19.40
EXISTING RIGHT OF WAY				42,265 0.97 PUBLIC STREET
TOTAL				887,235 20.37



AERIAL TOPOGRAPHY

FLOWN BY: ROBERT J. LUNG AND ASSOCIATES
DATE: MARCH 2, 2021

EARTHWORK QUANTITIES

CUT: 108,371+/- CY
FILL: 106,667+/- CY

ACCESSOR'S PARCEL NUMBERS

106-351-01-00

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EASEMENT NOTES

- ITEM #10: RECORDED: 12/18/1947, IN BOOK 2576 PAGE 165, OF OFFICIAL RECORDS. FOR: THE RIGHT AND PRIVILEGE TO PLACE AND MAINTAIN AN ANCHOR TO SUPPORT A LINE OF POLES AND WIRES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY
- ITEM #11: RECORDED: 3/6/1958, IN BOOK 6982 PAGE 186, OF OFFICIAL RECORDS. FOR: PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF SAN DIEGO
- ITEM #13: RECORDED: 4/30/1993, AS INSTRUMENT NO. 1993-299733, OF OFFICIAL RECORDS. FOR: PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF SAN DIEGO
- ITEM #14: RECORDED: 8/15/2017, AS INSTRUMENT NO. 2017-169453, OF OFFICIAL RECORDS. FOR: PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF SAN DIEGO

OWNERS/SUBDIVIDER

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

NAME: RANDY SMITH
ADDRESS: TBD

OWNER/SUBDIVIDER _____ DATE _____

SHEET INDEX

TITLE SHEET / INDEX MAP
TENTATIVE TRACT MAP

DRAFT

VESTING TENTATIVE TRACT MAP ---

TITLE SHEET

SHEET

1

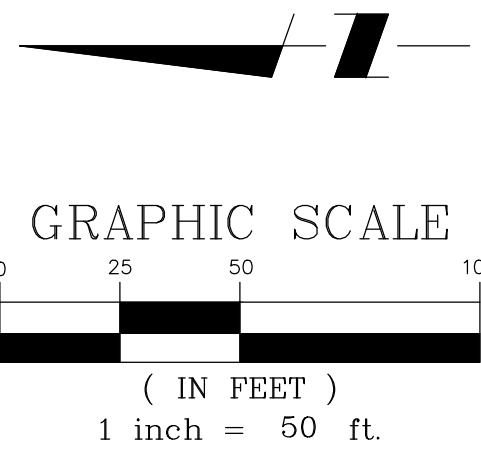
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LEGEND

DOMESTIC WATER LINE (EXIST)	---
SANITARY SEWER LINE (EXIST)	- - -
STORM DRAIN LINE (EXIST)	==
STREET CENTER LINE	---
DOMESTIC WATER LINE (PROP)	---
SANITARY SEWER LINE (PROP)	- - -
STORM DRAIN LINE (PROP)	==
CATCH BASIN (PROP)	□
STREET LOT	---
LOT LINE	---
EXISTING LOT LINE	---
EASEMENT	---
FACE OF CURB & GUTTER	---
TRACT BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED STREET GRADE	---
PROPOSED LOT NUMBER	3
PROPOSED PAD ELEVATION	PAD= 703.5
PROPOSED SLOPE EMBANKMENT	---



BENCHMARK:
180

BASIS OF BEARING:
180

REVISION	DATE	DESCRIPTION	APPROVED

PREPARED BY:
WILSON MIKAMI CORPORATION
9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090
49894
CIVIL ENGINEER: SCOTT M. WILSON
9-30-20
EXP. DATE

OWNER:

VESTING TENTATIVE TRACT MAP ---

SHEET

2

OF

2

2021 demographics

1 mile



population
5,705



estimated households
1,992



average household income
\$105,197



median household income
\$95,103



total employees
690

3 miles



population
35,866



estimated households
11,961



average household income
\$94,648



median household income
\$82,263



total employees
10,228

5 miles



population
45,901



estimated households
15,659



average household income
\$101,275



median household income
\$89,492



total employees
12,523

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact

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