

155 Acre Income Producing Lemon Grove with Four Wells

Birdsong Ranch | Valley Center, CA

- o 9 Parcels totaling approximately 154.98 Acres
- o 4 Wells – 85 GPM
- o 30,000 gallons of water storage tanks
- o Over 5,000 Organic Eureka Lemon trees planted
- o One existing single-family residence approximately 1,476 SF
- o Zoning allows for farms, estate homes, wholesale nurseries and wineries
- o Potential for single-family residential development
- o Close proximity to I-15 and Highway 76 serving San Diego and Riverside

ASKING PRICE: \$3,395,000

LAWRENCE
WELK RESORT

6.1 MILES

FUTURE SITE
for the San Luis
Rey River Park

FALLBROOK

PALA
CASINO

8.9 MILES

subject
property

Birdsong Dr

Covey Ln

W Lilac Rd

N

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
CalDRE Lic#01367183

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
CalDRE Lic#01323215

ALEX BENTLEY

760.448.2492
abentley@lee-associates.com
CalDRE Lic#02062959

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

contents

- 3** aerials
 - 7** location map
 - 8** property information
 - 9** property pictures
 - 14** education
 - 15** calculations for single family development with density bonus
 - 16** conceptual road design
 - 21** education
 - 22** demographics
-
-





3

Old Hwy 395

INTERSTATE 15

Palos Verdes Rd

Rocking Horse Rd

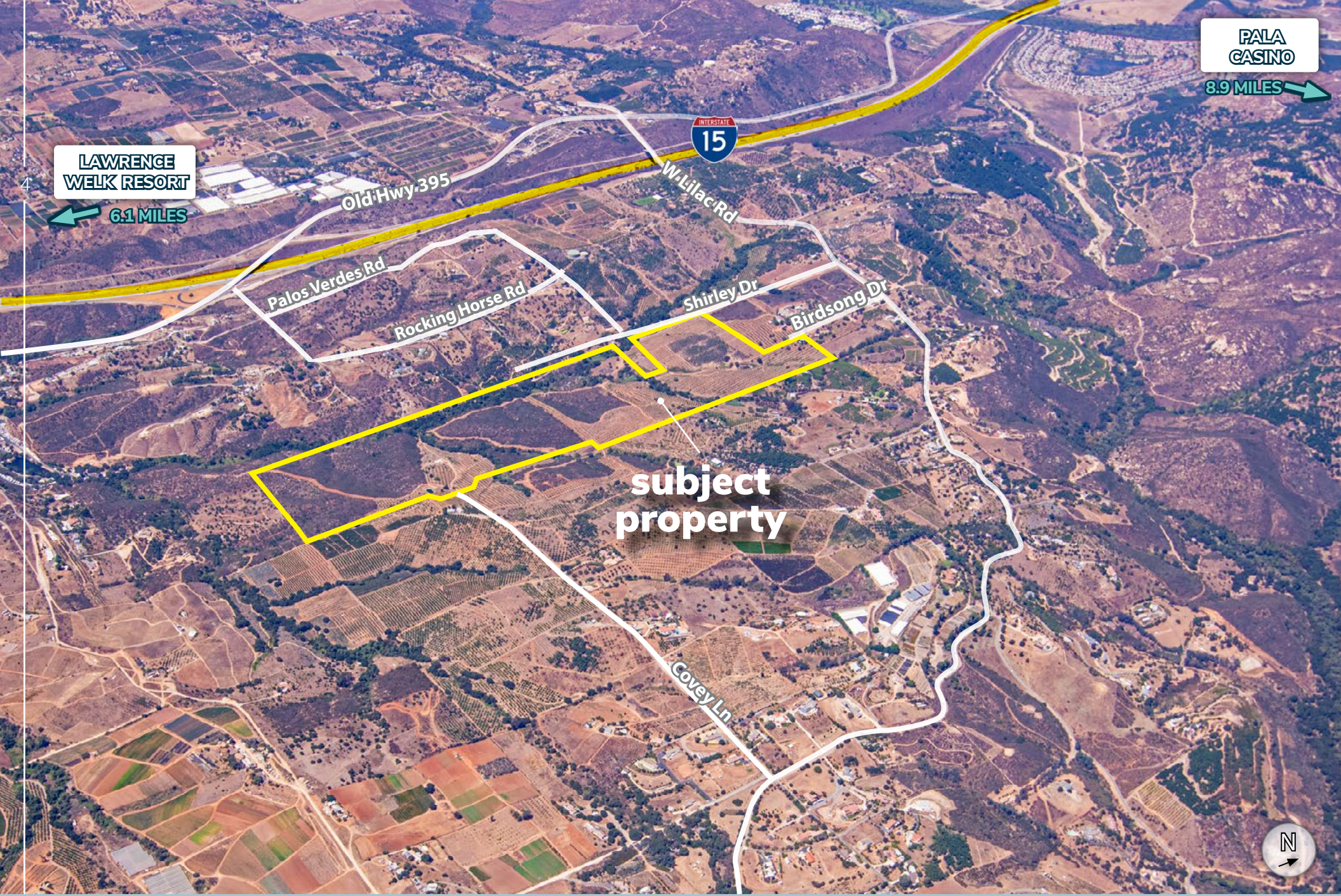
subject property

Shirley Rd

Birdsong Dr

Covey Ln





LAWRENCE WELK RESORT

6.1 MILES

PALA CASINO

8.9 MILES

INTERSTATE 15

Old Hwy 395

W Lilac Rd

Palos Verdes Rd

Rocking Horse Rd

Shirley Dr

Birdsong Dr

subject property

Covey Ln





primary home
on property



PALA CASINO SPA RESORT

76

76

W. Lilac Rd

Shirley Ln

Palos Verdes Rd

Rocking Horse Ln

subject property

Covey Ln

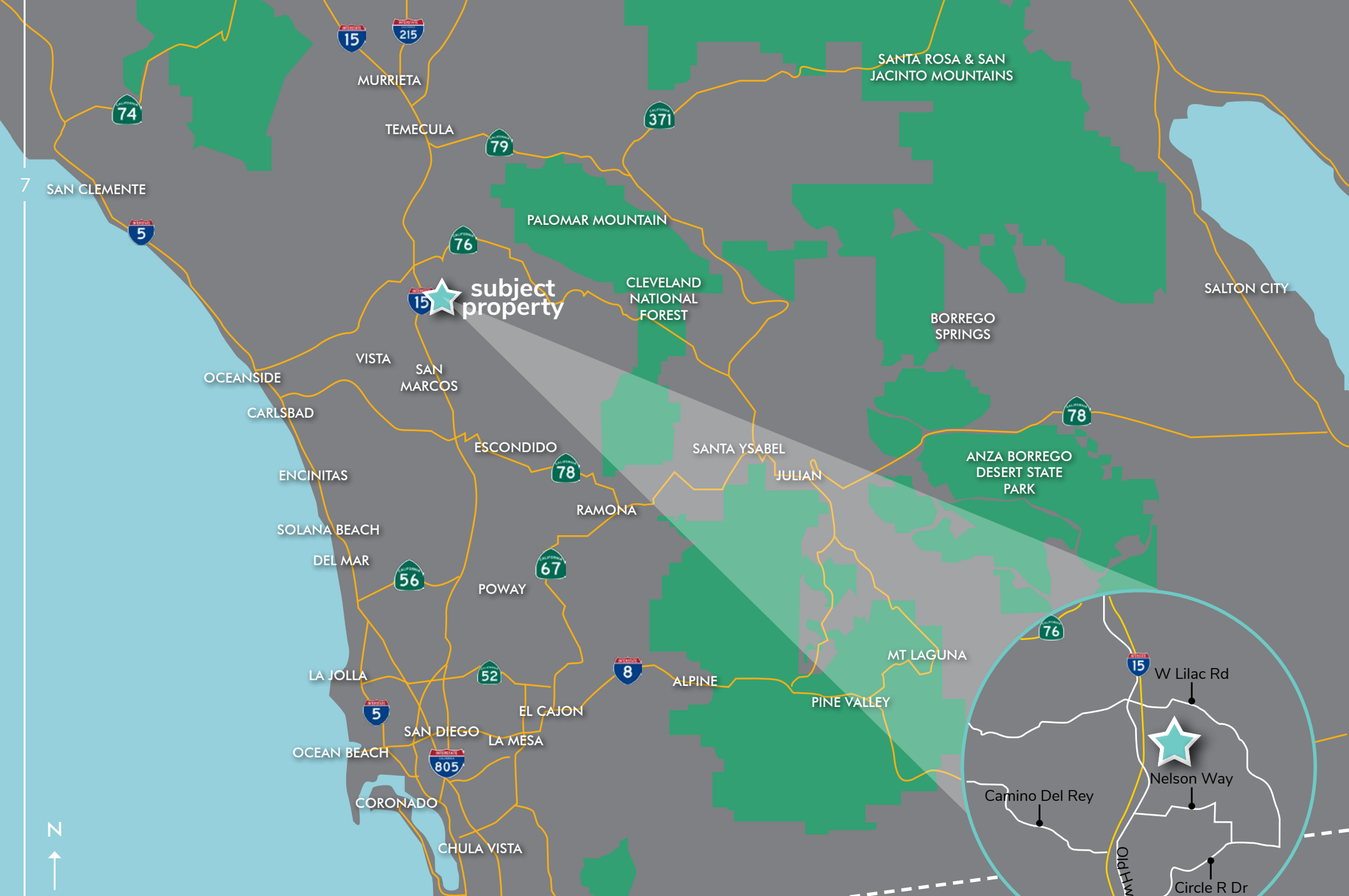
LAWRENCE WELK RESORT

6.1 MILES

INTERSTATE 15

Old Hwy 395





location map

location:

The subject property is located between W Lilac Road, Shirey Road, and Covey Lane in Valley Center. The subject property is approximately 1 mile east of I-15 and 3 miles south of Hwy 76.

property profile:

The subject property, commonly known as Birdsong Ranch, is approximately 154.98 acres of land with over 5,000 Organic Eureka lemon trees planted across about 50 acres. The property consists of 9 APN's, 7 of which are legal parcels. The ranch has three points of access, 4 wells, and a single-family residence. There is potential for a single-family development with 38 main residences and 38 ADU's for a total of 76 units.

The gentle contour of these properties is desirable and amenable for many uses, including but not limited to, farms, vineyards and wineries, horse ranches, estate homes, and wholesale nurseries. Birdsong Ranch has three points of access and is in close proximity to I-15 and Hwy 76 serving San Diego and southern Riverside County cities is a huge advantage.

single-family residence:

The residence is approximately 1,476 square feet. *Buyer to confirm actual size of residence.

jurisdiction:

County of San Diego

apns & acreage:

- 128-440-03-00 → 16.00 acres
- 128-440-17-00 → 4.60 acres
- 128-440-18-00 → 2.80 acres
- 128-440-19-00 → 2.17 acres
- 128-440-20-00 → 3.01 acres
- 128-440-21-00 → 4.32 acres
- 128-290-07-00 → 38.30 acres
- 128-290-51-00 → 43.30 acres
- 129-010-62-00 → 40.48 acres
- Total Acreage → 154.98 acres**

zoning:

A70

[Click Here to View Zoning](#)

general plan:

SR-4 and SR-10

[Click Here to View General Plan](#)

topography:

Gently Rolling

density:

SR-4 allows 1 unit per 4, 8 or 16 gross acres. SR-10 allows for 1 unit per 10 or 20 gross acres.

school district:

Property overlaps both Bonsall Unified K-12 School District, and, Valley Center-Pauma K-12 Unified School District

services:

- | | |
|--------------|--|
| Gas/Electric | SDG&E |
| Water/Sewer | Valley Center Municipal Water District |
| Fire | CAL FIRE Deer Springs |
| Police | San Diego County Sheriff's Dept. |

*There are currently 4 wells on the property

water meters:

Three 2" meters





property pics



property pics



property pics



property pics



property pics



property pics

calculation for single family development with density bonus

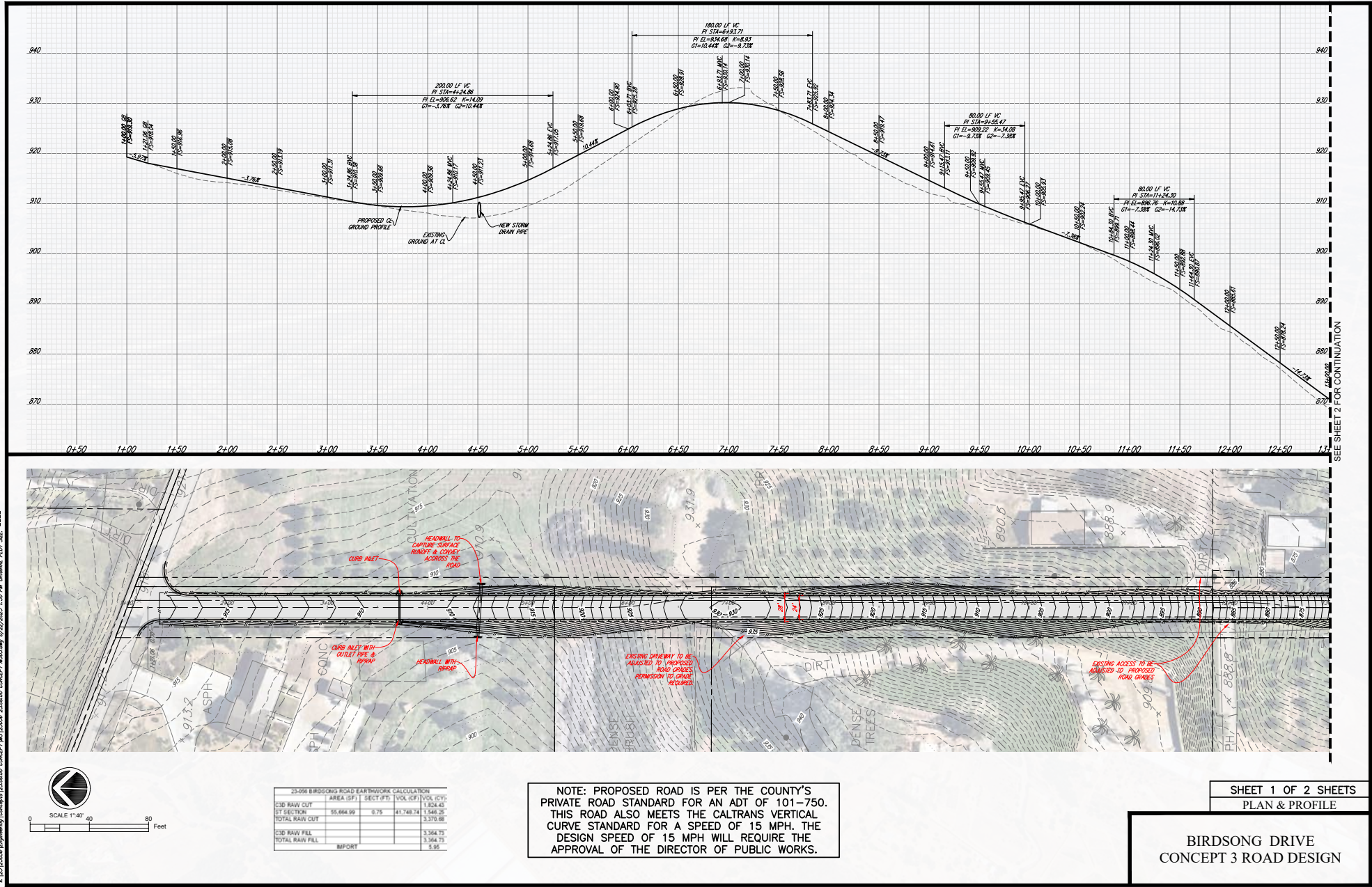
15

DENSITY BONUS - 2021 (AB 2345)					
CALCULATION		INCOME CATEGORY		AFFORDABLE REQUIREMENT	DENSITY BONUS %
Base Density (DU/Acre)	0.2 per acre	Extremely Low Income			
Property Size	155 Acres	Very Low Income	15%	50.0%	
Allowable Units (Base Density)	25 Units	Low Income	15%	28%	
Max Allowable Bonus	50.0% 13 Units	Moderate Income ⁽¹⁾	15%	10%	
Total MAX Allowable Units	38 Units				
PROPOSED PROJECT:		INCENTIVES	VL %	LOW %	
Base	25 Units	1	5%	10%	
Bonus	50.0% 13 Units	2	10%	17%	
Total Units Proposed	38 Units	3	15%	24%	
		4 ⁽²⁾	100%	100%	
Market Rate Units:	32 Units				
Affordable Units:	15.0% 6 Units				
	38 Units				
Incentives	3				

(1) Only applies to for sale housing
 (2) 20% Moderate allowed

conceptual road design - up to 750 adt

16



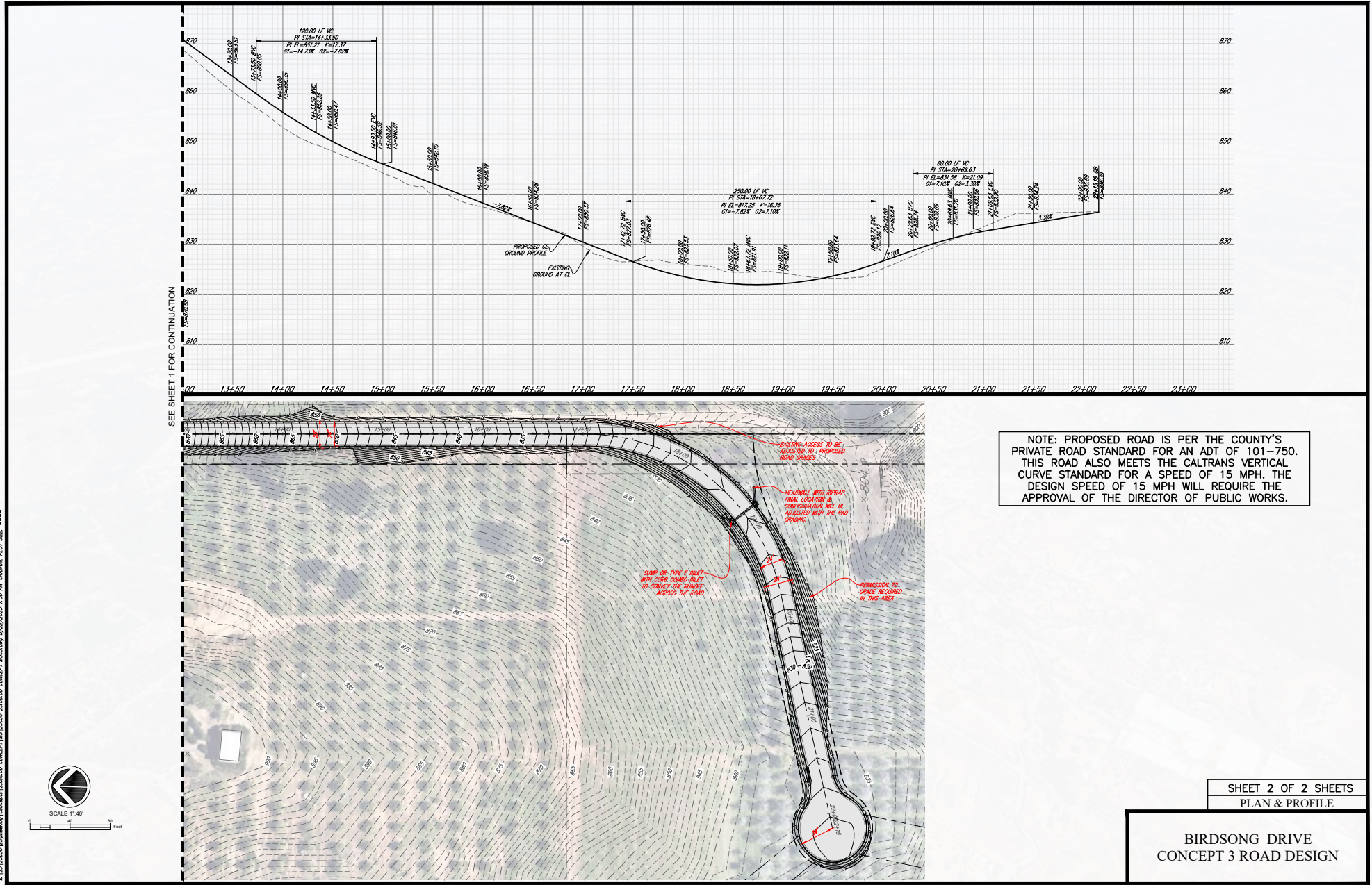
K:\23\23056\Engineering\Concepts\23-056\23-056_21.08.00_CONCEPT\ASSET\23-056_21.08.00_CONCEPT_01.DWG 6/27/2023 5:30 PM ORIGINAL 6.01 SIZE

SHEET 1 OF 2 SHEETS
PLAN & PROFILE

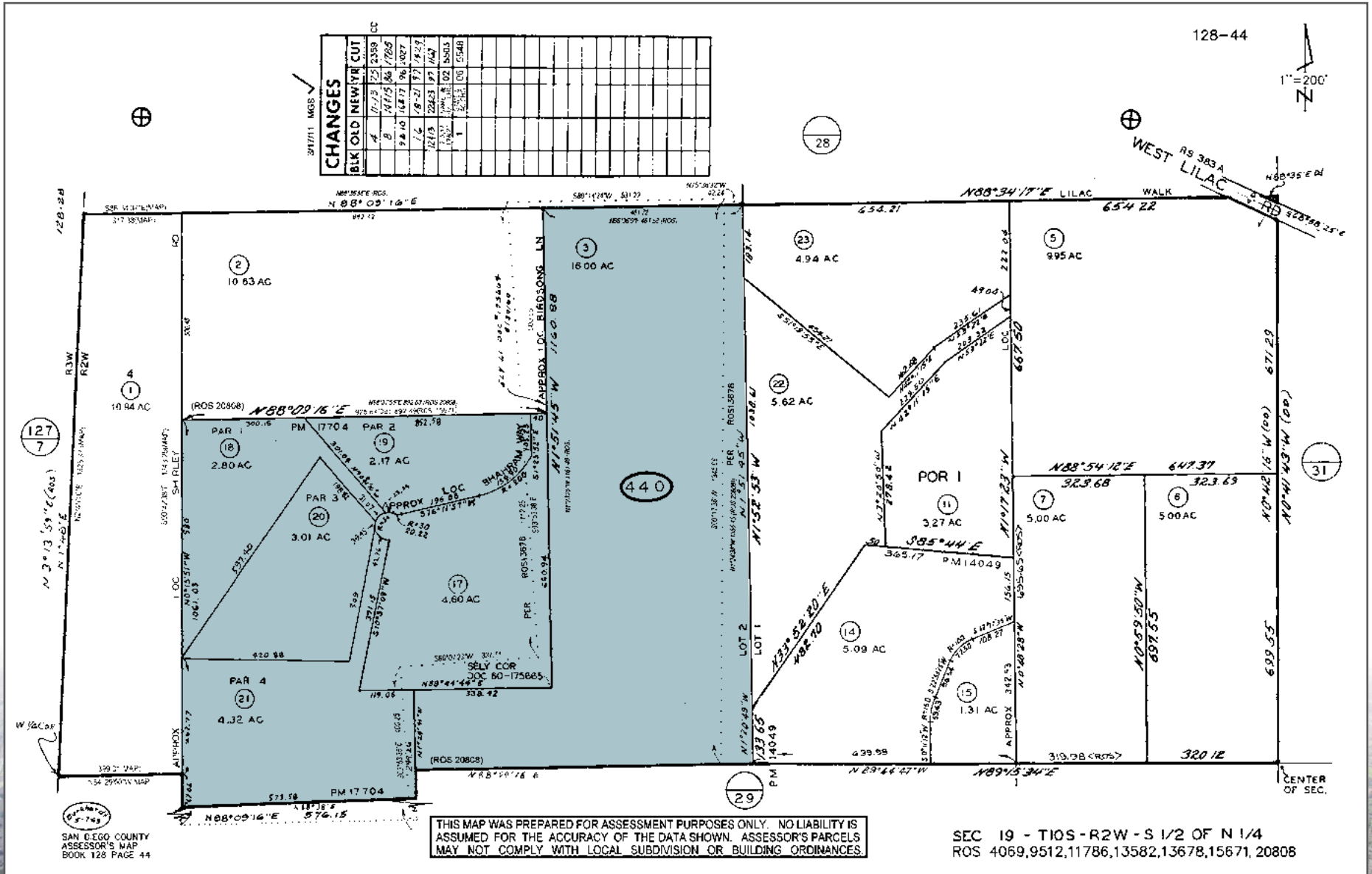
BIRDSONG DRIVE
CONCEPT 3 ROAD DESIGN

conceptual road design - up to 750 adt

17



plat map



valley center - pauma unified school district

21

VCPUSD has a history of excellence, serving 4,000 students in grades PK-12 in the beautiful rural communities of Valley Center and Pauma. The school district covers approximately 300 square miles in northern San Diego County. Our district is known as a leader with educational technology, award winning Dual Immersion (English-Spanish) program, outstanding music programs, competitive athletic programs, high graduation rate and Partnership for Success program with CSUSM.

Our community supports and appreciates the educational program which includes academic and vocational programs, including an outstanding agriculture program, award winning Health Careers Pathway, and Media Technology Pathway.

We use technology as a resource and learning tool to ensure students are 21st Century Learners. All schools are transitioning to the Common Core State Standards and Smarter Balance Assessments as teachers and administrators work together to provide quality instructional strategies for all students.

bonsall unified school district

- On February 26, 2013, the San Diego County Board of Supervisors created a unified district within the boundaries of the Bonsall Union School District, now officially named Bonsall Unified School District.
- The Bonsall Union School District ceased to exist on June 30, 2014.
- Locally elected five-member Board of Trustees
- Superintendent employed by the Board
- 2554 students (September 2017)
- Five school sites: Bonsall High School (9-12), Sullivan Middle School (6-8), Bonsall Elementary (TK-5), Bonsall West Elementary (TK-6), and Vivian Banks Charter School (K-5)
- More than 15% of students are connected to military (based on federal survey cards completed annually)

1 Lilac Elementary School

30109 Lilac Road
Valley Center, CA 92082

2 Valley Center Middle School

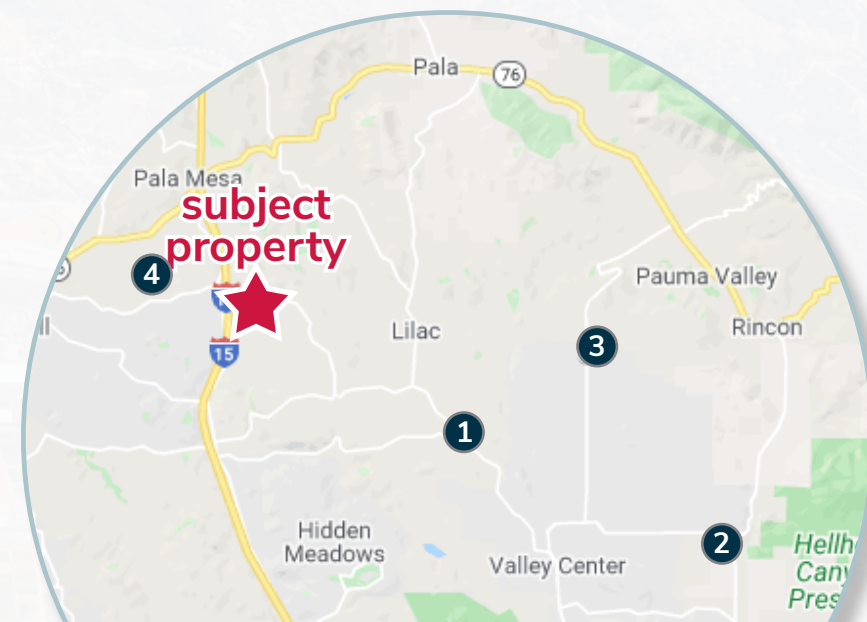
28102 North Lake Wohlford Road
Valley Center, CA 92082

3 Valley Center High School

31322 Cole Grade Road
Valley Center, CA 92082

4 Bonsall High School

7350 W. Lilac Rd.
Bonsall, CA 92003



2023 demographics

3 mile



population
6,246



estimated households
2,272



average household income
\$162,310



median household income
\$114,807



total employees
996

5 miles



population
22,870



estimated households
8,560



average household income
\$151,218



median household income
\$119,940



total employees
4,322

7 miles



population
56,135



estimated households
21,464



average household income
\$147,479



median household income
\$123,395



total employees
15,205

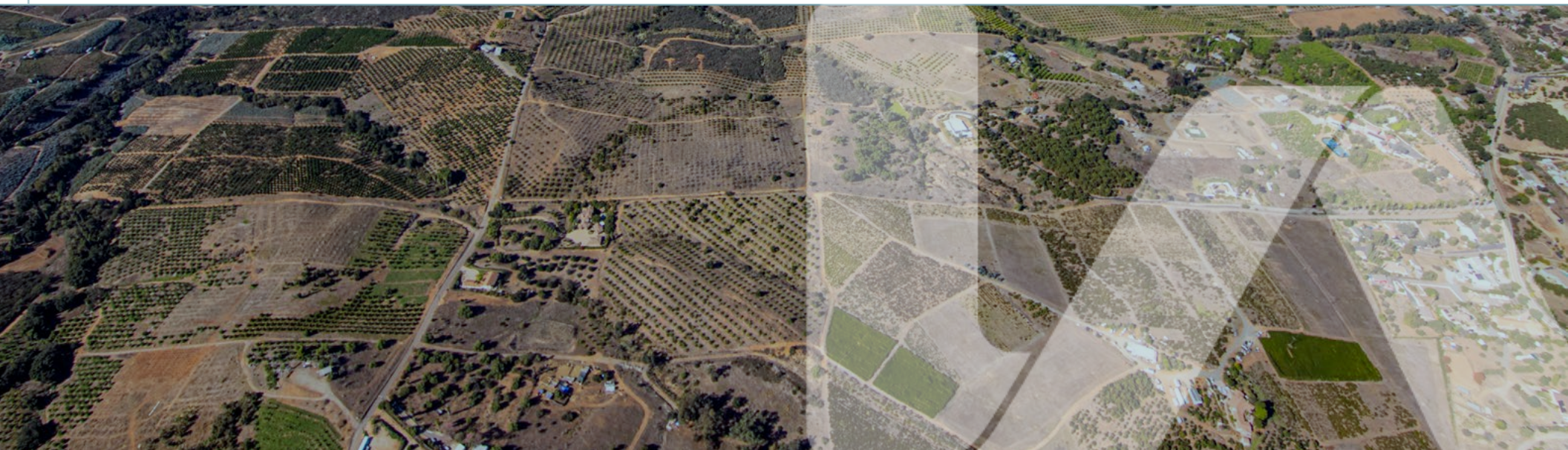
LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
CalDRE Lic#01367183

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
CalDRE Lic#01323215

ALEX BENTLEY

760.448.2492
abentley@lee-associates.com
CalDRE Lic#02062959

