

MAXIMUM DENSITY 77 RESIDENTIAL UNITS OR POTENTIAL MITIGATION LAND

SEC VINEYARD ROAD & WOODWARD STREET | SAN MARCOS, CA

- Approximately 3.87 Acres
- Zoned 12.1 -20 DU per acre

SALE PRICE: \$395,000



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

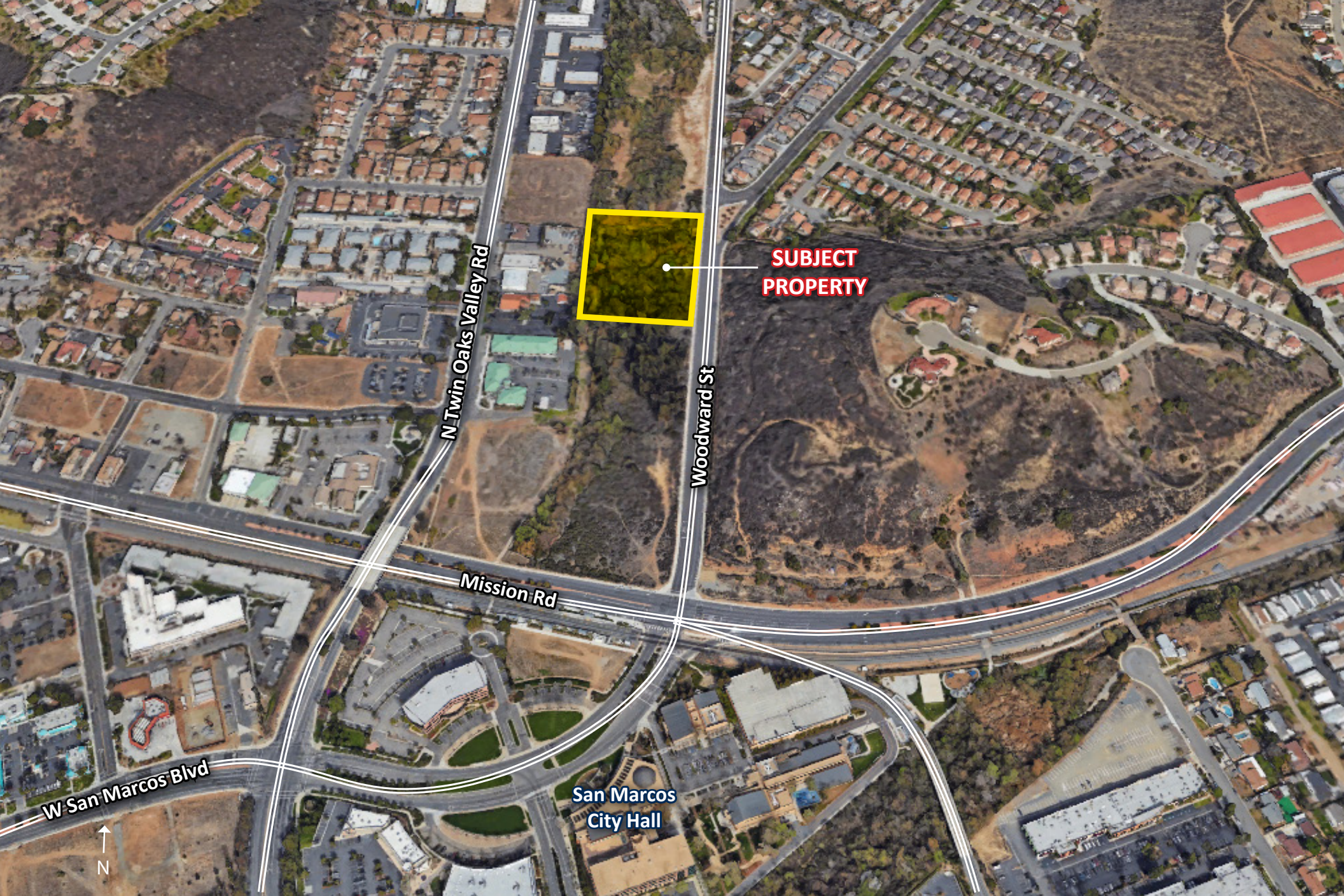
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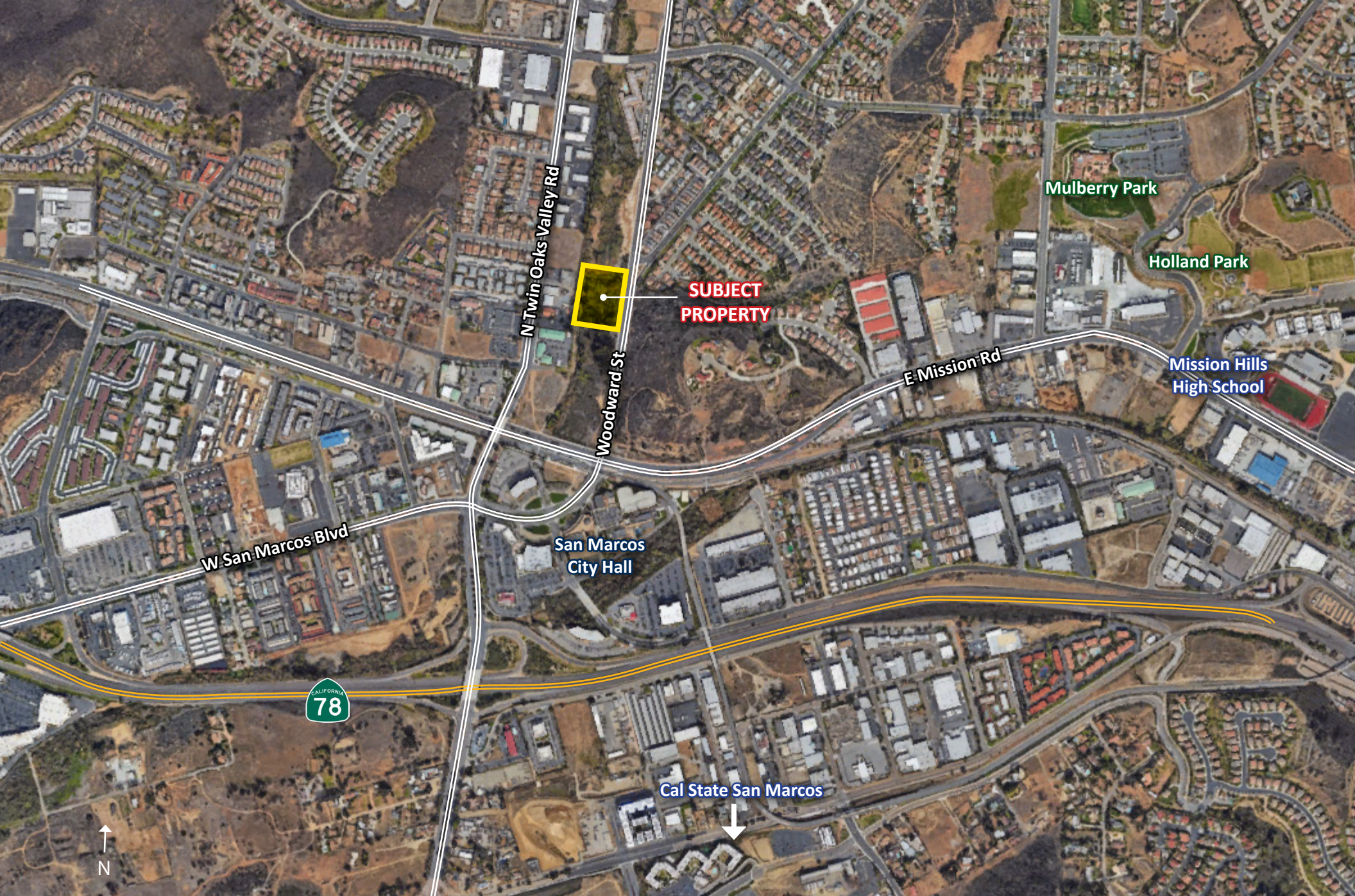
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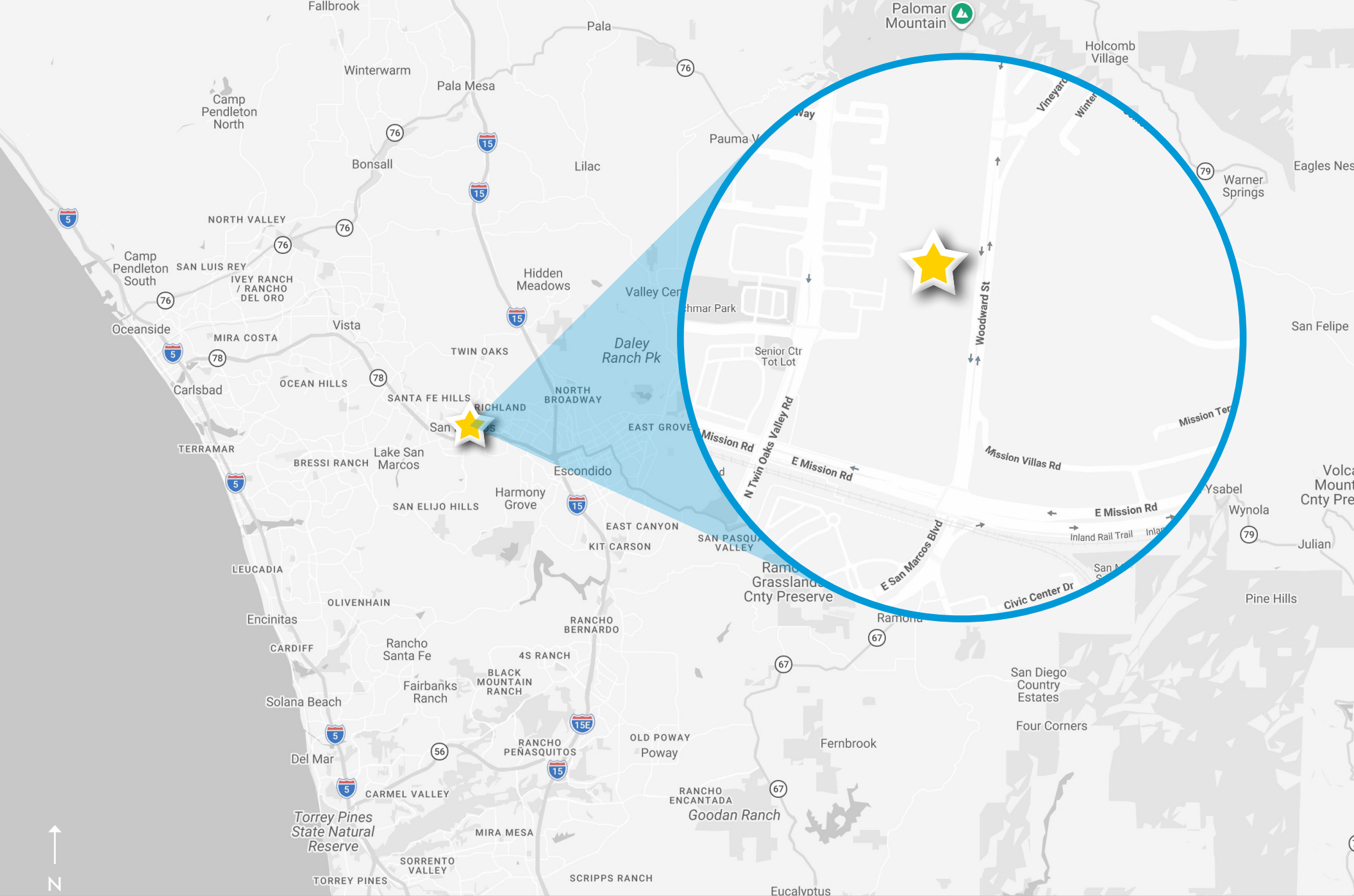
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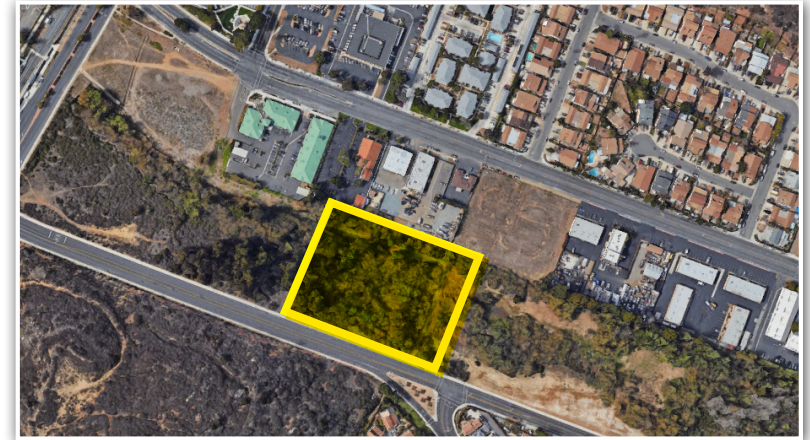






property information

Location:	The property is located on the west side of Woodward Street near the connection with Vineyard Road in the City of San Marcos, County of San Diego. Positioned less than 1 mile north of Highway 78, this site is ideally suited for a maximum 77 unit residential development.	
Jurisdiction:	City of San Marcos	
APN:	220-05-038-00	
Lot Size:	3.87 Acres	
Topography:	Flat	
Zoning:	R-3-10 (Residential Medium-Density Multi-Family)	
General Plan:	MD (Medium Density Residential)	
Allowable Uses:	Multi-Family Dwelling, Child Care Facility (Small Family Home), Duplex, Small Residential Care Facility	
Max Density:	12.1-20 Dwelling Units per Acre	
Height:	The Lesser of 3 Stories on 45'	
School District:	San Marcos Unified	
Services:	Water/Sewer	Vallecitos Irrigation District
	Gas/Electricity	San Diego Gas & Electric
	Fire	San Marcos Fire Dept.
	Police	San Marcos Sheriff's Dept.
PRICE:	\$395,000	



[CLICK TO VIEW DOCUMENT LINKS](#)

[ALTA SURVEY](#)

[HAZARD ASSESSMENT](#)

[PHASE 1 ENVIRONMENTAL SITE ASSESSMENT](#)

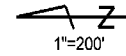
[WOODWARD STREET BIOTEC](#)

[ZONING CODE](#)

plat map

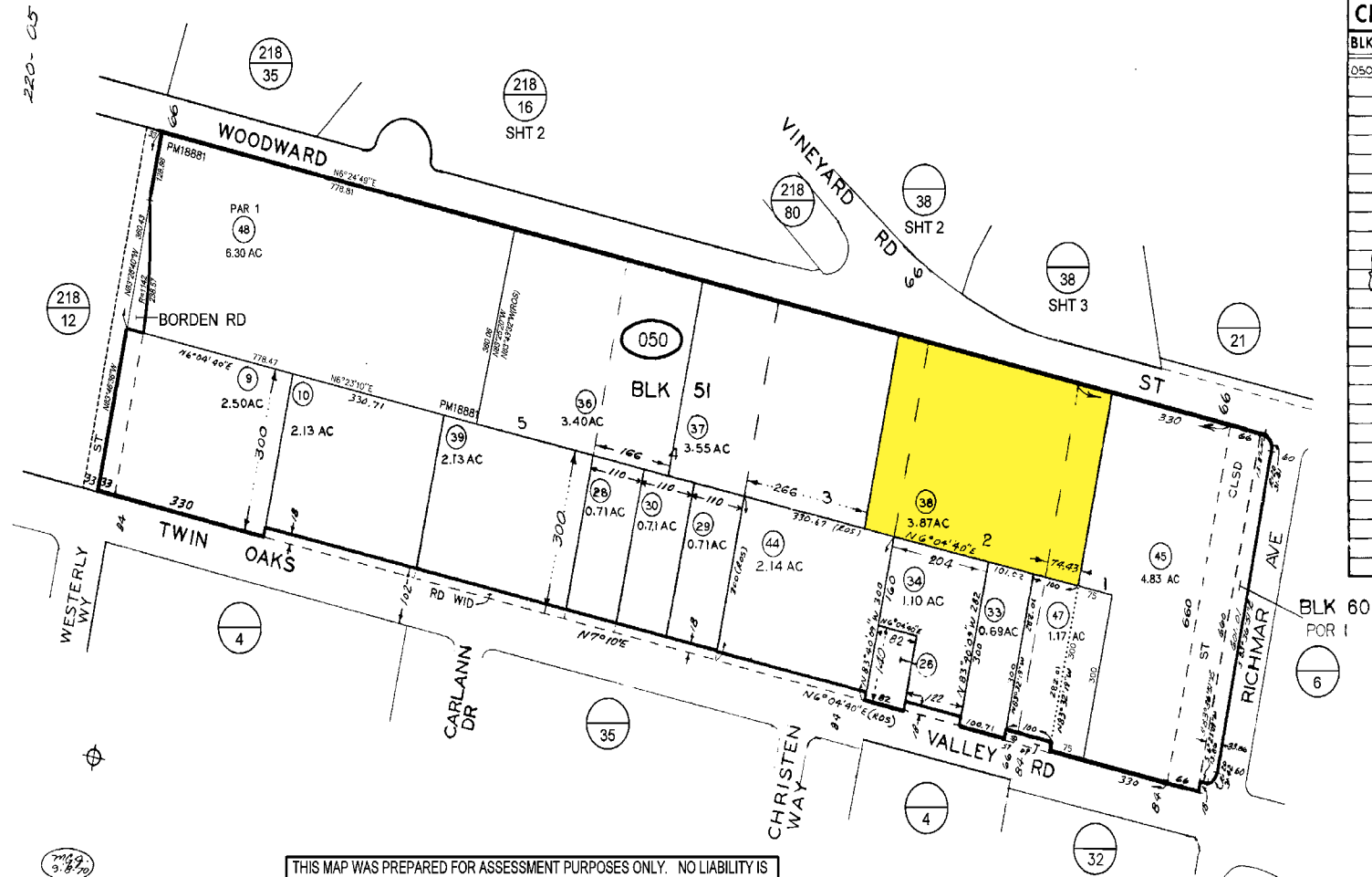
13

220 - 05



01/31/12 RS

CHANGES				
BLK	OLD	NEW	YR	CUT
050	25	31432	70	4420
	31	33347	71	4534
	35-38	21	6812	
	11	39218	72	3571
	10	31432	73	4850
	31	SAME	79	5567
	32	31010	82	4495
	34	SAME	83	4670
	24435	40	85	2102
	40	41442	86	2465
	81	463-6	87	2531
	463-6	88	88	2500
	21	24	91	1682
	43	45&46	98	1680
	32&46	47	98	1811
	41&42	48	02	1878
	48	SAME & STOP	12	4684



MCS
3.8.20
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 220 PG 05

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 806 - RHO LOS VALLECITOS DE SAN MARCOS
ROS 9216,9442,9496,12337,17012

ALTA/NSPS LAND TITLE SURVEY

VACANT LAND
SAN MARCOS, CALIFORNIA

SHEET 1 OF 1

LEGAL DESCRIPTION:

FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: 00076237-992-501-JD
COMMITMENT DATE: JUNE 16, 2016 AT 7:30 A.M.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THE NORTHERLY 74.43 FEET OF LOT 1; ALL OF LOT 2; LOT 3 (EXCEPTING FROM LOT 3 THE NORTHERLY 266.00 FEET THEREOF) IN BLOCK 51 OF RANCHO LOS VALLEJITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING FROM ALL OF THE ABOVE DESCRIBED LAND, THE WESTERLY 300.00 FEET THEREOF.

APN: 220-050-38-00

ITEMS CORRESPONDING TO EXCEPTIONS:

FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: 00076237-992-501-JD
COMMITMENT DATE: JUNE 16, 2016 AT 7:30 A.M.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE:
PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE:
NOVEMBER 3, 1995
RECORDING NO: BOOK 1132, PAGE 158, DEEDS
AFFECTS: SAID LAND
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN MARCOS COUNTY WATER DISTRICT PURPOSE: A
PIPELINE, INGRESS AND EGRESS RECORDING DATE: JULY 12, 1961
RECORDING NO: 118185, OFFICIAL RECORDS
AFFECTS: SAID LAND
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF SAN MARCOS, A MUNICIPAL CORPORATION
PURPOSE: DRAINAGE
RECORDING DATE: DECEMBER 21, 2000
RECORDING NO: 2000-080685, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

UNDERGROUND UTILITY NOTE:

THE UTILITY COMPANIES THAT SERVICE THIS PROPERTY (GAS, ELECTRIC, WATER, TELEPHONE, SEWER AND STORM DRAIN) WERE CONTACTED AT THE TIME OF THIS SURVEY. SUB SURFACE INFORMATION PROVIDED HAS BEEN SHOWN ON THIS SURVEY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENTLY OR COMPLETENESS OF SAID INFORMATION. ABOVE GROUND UTILITIES HAVE BEEN LOCATED HEREON.

FLOOD NOTE:

ZONE - "AE" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06073002AS EFFECTIVE MAY 16, 2012
ZONE "AE" DENOTES THAT BASE FLOOD ELEVATIONS WERE DETERMINED.

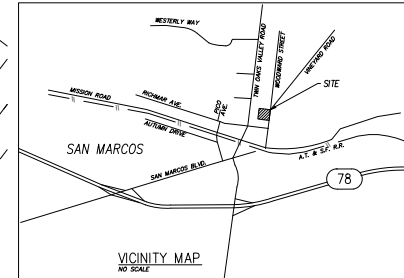
THE PROPERTY IS WITHIN A FLOODWAY AREA IN ZONE "AE". THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SITE RESTRICTIONS:

ZONING	RESIDENTIAL-3-10, R-3-10
GENERAL PLAN USE	VACANT LAND
PROPOSED DENSITY (DU/ACRE)	TBD
PROPOSED DWELLING UNIT	TBD
EXISTING USE	VACANT LAND
PROPOSED USE	TBD
EXISTING LOTS	TBD
PROPOSED LOTS	TBD

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY THE CITY OF SAN MARCOS INTERACTIVE ZONING MAP. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. ANY USER OF SAID INFORMATION MUST CONTACT THE LOCAL AGENCY DIRECTLY. THIS INFORMATION IS NOT PROVIDED FOR DESIGN PURPOSES.



SURVEY NOTES:

- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
- THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/- 0.1' OF THEIR ACTUAL LOCATIONS.
- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
- CTE, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

LAND AREA:

BLOCK 51
APN 220-050-38-00
173,368 S.F. / 3.98 AC.

UTILITY NOTE:

THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY AND AVAILABLE RECORD DATA FROM UTILITIES AND MUNICIPAL AGENCIES.

BUILDING SQUARE FOOTAGE:

NO BUILDING OBSERVED

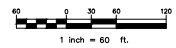
EXHIBIT LEGEND:

ITEM:
SUBDIVISION BOUNDARY
EASEMENT LINE
EASEMENT

SYMBOL:
①

MONUMENT LEGEND:

ITEM:
● PD 3/4" I.P., TAG LS 4068, PER PM 19599
● PD LEAD & TAG, LS 4068, PER PM 19599
■ SET 3/4" I.P., LS 4936
▲ SET LEAD & TAG, LS 4936
● 3" BRASS DISC, IN CONCRETE MONUMENT, STAMPED "CITY OF SAN MARCOS VERTICAL CONTROL VC 047 1990".
◇ 6" BRASS DISC IN STANDARD STREET WELL MONUMENT ENCLOSURE, STAMPED "LS 4456"



SURVEY PERFORMED BY:



Construction Testing & Engineering, Inc.
Inspection | Testing | Geotechnical | Environmental & Construction Engineering | Civil
Engineering | Surveying
1441 Morrell Road, Suite 115, Escondido, CA 92026 Phone: (760) 745 - 4955
Fax: (760) 745 - 5806 DATE: 09.21.2016



**LEE &
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