

# Southern California Land Experts

## Property Due Diligence Status Report

September 12, 2024

17928 El Brazo Lot 76

Rancho Santa Fe, CA 92067

Alex and Julia Rayfiel

Alex & Julia,

This is the status report as of today regarding the due diligence for the purchase of the vacant lot located in Cielo as referenced above. This is a compilation of the Due Diligence work performed from Thursday September 5, 2024, through Wednesday September 11, 2024. It includes researching, downloading and reading thirteen (13) documents from the County of San Diego Planning, Zoning and Building Sites. Compiled and read another eight (8) documents and reports. Calls have been placed to numerous parties. Below is a summary of my findings.

### ZONING & OTHER FINDINGS

1. The Zoning facilitated through the County of San Diego, the San Dieguito district.
2. The zoning on the subject property is Rural Residential.  
NOTE: The zoning requires a one acre minimum; the subject property is a total of 2.52 acres, which satisfies this requirement.
3. There is a Specific Plan for the area, meaning that the area has an overlay for residential development only. There are no farm animals, horses or other types of uses allowed.
4. The Fire District for planning purposes is Rancho Santa Fe Fire Protection District.
5. The Elementary School is R. Roger Rowe located at 5927 La Granada in RSF.  
NOTE: There are also three private Elementary Schools available.
6. The Middle School is R. Roger Rowe located at 5927 La Granada in RSF.  
NOTE: There are also several private Middle Schools available.
7. The High Schools are in the San Dieguito School District which includes Torrey Pines HS and Canyon Crest Academy and several private High Schools available.
8. The Water District is Olivenhain Municipal Water District.
9. Sanitation is Private
10. City Council rep is Terra Lawson, Congressman for District 50 is Scott Peters, the State Representative for District 40 is Brian Jones and the Assembly person for District 76 is Tasha Boerner Horvath.

### CONSTRUCTION FINDINGS:

1. Your desired home size of approximately 3,500 square feet is easily buildable,
2. NOTE: The prior owner (Zhang) designed a 5,566 square foot home with a 1,150 square foot garage, a large driveway with additional off-street parking, a pool, a putting green, a large deck and a Solar Field which was approved by the Cielo Architectural Review Board.

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3. The existing Parcel Map has accurate property lines which negates the necessity for a survey on the subject property.
4. The prior owner's (Zhang) project had an Architect, Civil Engineer and Landscape Architect with an approved Project Number. It could speed up your development process to utilize the services of these vendors with the approved Project Number when you are ready to move forward. Furthermore, you could reap considerable cost savings.
5. All of the required utilities (water, sewer, gas, electric and cable) are available in the street adjacent to the property.
6. The building pad size is approximately 9,560 square feet.
7. The building height is between 30 feet and 35 feet maximum. While the County allows 35 feet, Cielo prefers 30 feet.
8. There is a 100-foot fire Fuel Management Zone required by the Fire Department which encompasses a 100-foot radius from each corner of the home you build in every direction. Given there is a home to the East and a vacant lot to the West and a home across the street, you are responsible for maintaining the brush management zone for the 100-foot area from the rear of your home.
9. The Parcel Map provided shows a "Sewer Easement to be Vacated". The Sewer Easement is located in an area on the rear of the property and does not need to be vacated.
10. Every property is required to create "bio-swales" and other forms of rainwater drainage in accordance with the State of California Clean Water Act. All state Clean Water Acts reflect the mandates of the Federal Clean Water Act. In California, these statutes have been in effect for new homes since around 2012.
11. The procedural Application process to the County of San Diego can take 16 to 24 months for project approval. Hence using the existing vendors as mentioned elsewhere is beneficial.

### PROPERTY REPORTS

1. The Natural Hazards Disclosure (NHD) is a generalized study that has the intention to report the existence of any "item" that has ever been reported as existing on any subject property. These can be seen in categories such as FLOOD, OIL & GAS, FIRE, NOISE, SEISMIC, LAND USE, GEOLOGIC, ENVIRONMENTAL, etc. Investigating these items requires patience and understanding as many of the items listed are too old to be considered relevant.
2. The purpose of the Preliminary Title Report is to show what is legally associated with property. These items include a legal description, easements and plotted easements. The notable easement on the subject is the plotted easement for the open space on the far slope of the subject property that shows an area that cannot be used and is both trees and brush. It is also outside of the Fuel Management Zone.

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3. Prior Sellers (Zhang) Recorded Documents given as part of the requested documents, it gives the right of way for Electric, Telephone, Gas, Water, Sewer and Cable Lines.
4. Received the Soils & Geotechnical report from Zhang's Architect. In discussing the report with the Architect and the Soils Engineer, both stated that any potential issues (Medium Expansive Soil for instance) can be mitigated during rough grading. In California, no grading can take place unless the Soils Engineer who prepared the report is on-site. This ensures that all of the key parameters in the report are managed during grading.
5. County IS Report which shows the elements of the property to be considered when applying for the development of the subject property. The key elements are as follows:
  - A. Special Study Area - None
  - B. Site within the North County Habitat Evaluation Map - No
  - C. The site is located within the Ramona Grassland area - No
  - D. Paleo Sensitivity - Marginal
  - E. County Special Study Zone - No
  - F. Potential Liquefaction Area - No
  - G. Does the site have sensitive brush or scrub - No  
Coastal Sage, Maritime Succulent Scrub, Flat-Topped Buckwheat/Montane Buckwheat Scrub, etc.

Every major category that could effect the subject property is NO

### WORK REMAINING

Visit the County of San Diego Office on Friday September 13<sup>th</sup>.

### CONCLUSIONS

In my professional opinion, there is no barrier to purchasing the subject property from the standpoint of Planning, Development, Planning or the existence of any significant soils issues, protected vegetation or special studies necessary.

Please ask any questions related to the content contained herein.

Best Regards,

*Mark Shea*

Mark Shea

Project Consultant

Southern California Land Experts & San Diego Land Experts