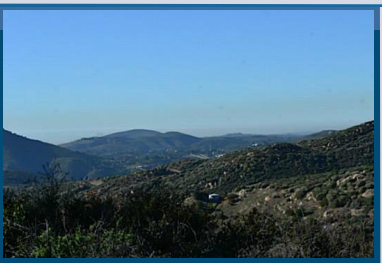
FOR SALE

4.77 ACRES - MT. ISRAEL

RESIDENTIAL/EQUESTRIAN

JUST EAST OF DEL DIOS HWY, ESCONDIDO, CA



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4.77 ACRES
MT. ISRAEL PLACE

PROPERTY INFORMATION

Property:	Secluded residential equestrian property located within the gates of the Elfin Forest Recreational Preserve and just east of Olivenhain Dam and Reservoir. Stunning panaromic views in all directions and peak ocean views on a clear day. Property has access easement through private road that is improved and maintained by Olivenhain Municipal Water District. Surrounded by trails on all sides, the property is perfect for an equestrian user.
Location:	Located in the community of Mt. Israel, on the northerly side of Mt. Israel Place, west of Del Dios Hwy. in Escondido, CA 92029
Municipality:	County of San Diego
Zoning:	Zoned S80 (4 acre min. lots); General Plan designation SR-4
Entitlements:	None
Site Use:	Undeveloped
Acreage:	4.77 acres
APNs:	264-060-14
Price:	**$550,000 SUBMIT ALL OFFERS**

4.77 ACRES
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Aerial Far

4.77 ACRES
MT. ISRAEL PLACE

Aerial Close

4.77 ACRES
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Road Map

4.77 ACRES

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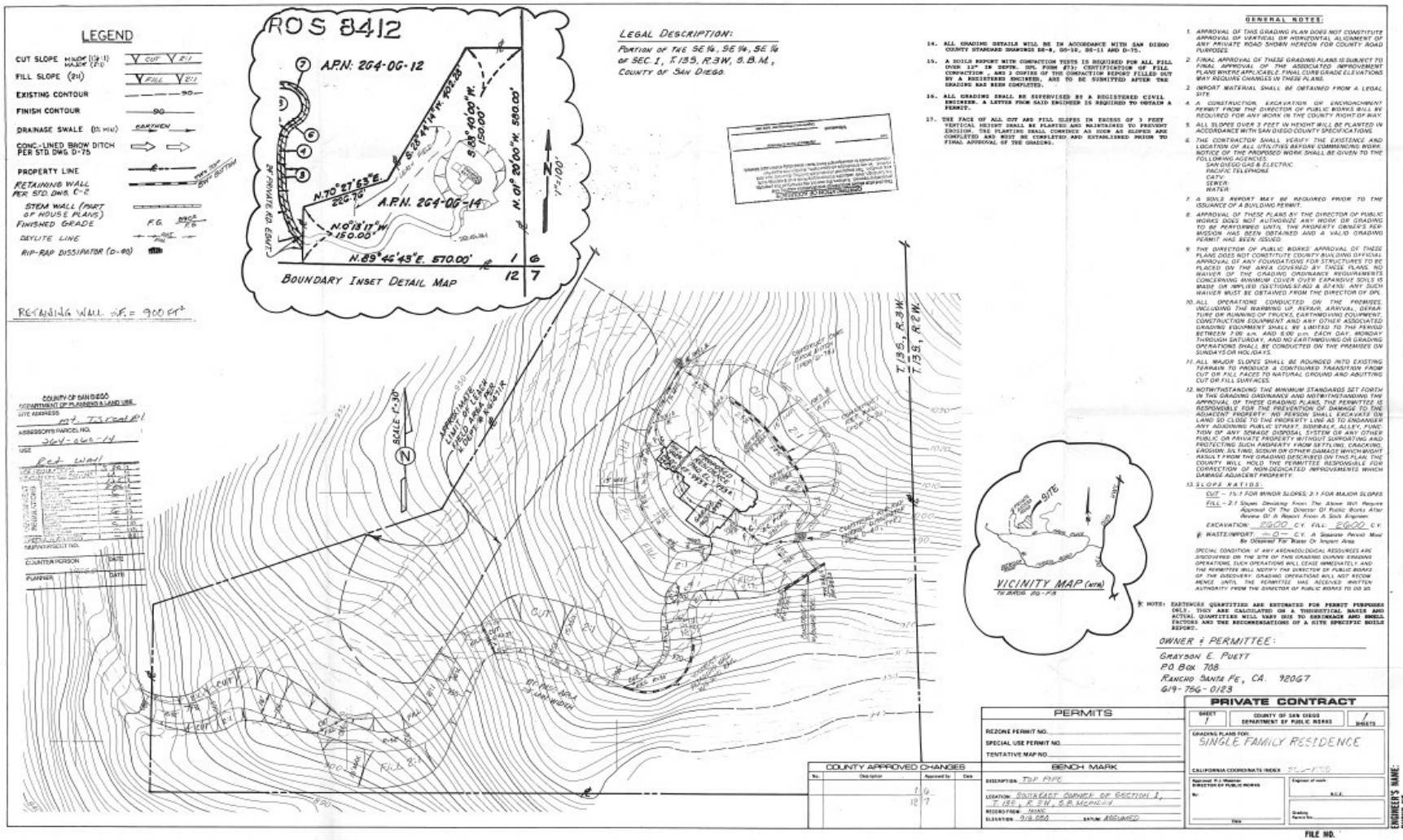

Previous Site Plan

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School Fees Escondido Unified School District @ $3.46 PSF (Assume 3,500 SF)	$12,110
OMWD Water Meter Capacity and Installation Estimate	$45,000
CWA Capacity for 1” Meter:	$7,188
TIF (San Dieguito TIF area)	$10,180
Fire Protection Fee $.46 psf (Rancho Santa Fe Fire)	$1,610
TOTAL	$76,088

Estimated Impact Fee Schedule

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LOCKED!

Olivenhain Municipal Water District
A Public Agency
1966 OLIVENHAIN ROAD • ENCINITAS, CA 92024 • (619) 753-6466

APPLICATION FOR METER SERVICE

DATE 2-25-91 | WORK ORDER# 1910
ACCOUNT NO.
TYPE OF SERVICE DOM | NO. OF UNITS 1
SIZE METER 1" | MONTHLY MINIMUM $6.00
METER LOCATION:
APN 264-060-14
MT. ISRAEL PLACE
APPLICATION TAKEN BY:

NAME AND ADDRESS FOR BILLING:

Name: GRAYSON PUETT
Address: P O BOX 708
City: RANCHO SANTA FE, CA 92067
Phone: 756-0675

PRICES QUOTED ARE SUBJECT TO CHANGE WITHOUT NOTICE

	ACCOUNT NO.		
COST OF METER AND INSTALLATION	22720	$	755.00
CONNECTION FEE (less credit $)	49910	$	6 115.00
PIPELINE EXTENSION CONNECTION FEE (Ext. #)	22750	$	
DEPOSIT ( )	22850	$	
JUMPERS ( )	13710	$	
SDIEGO WATER AUTH. FEE		$	1280.00
	TOTAL:	$	8 150.00

PAID FEB 25 1991

Sec. 7057, Title 17, (Public Health) Cal. Adm. Code

System Pressure: (a) Normal operating pressure at the service connection shall not be less than 25 pounds per square inch gauge (p.s.i.g.) nor more than 125 p.s.i.g., except that during periods of hourly maximum demand at the time of peak seasonal loads the pressure may be not less than 20 p.s.i.g. and that during periods of hourly minimum demand the pressure may be not more than 150 p.s.i.g.. Variations in pressures under normal operation shall not exceed 50 percent of the average operating pressure. The average operating pressure shall be determined by computing the arithmetical average of at least 24 consecutive hourly pressure readings.

(b) In a water system supplying customers at widely varying elevations, the utility may furnish a service which does not comply with the foregoing pressure specifications, if the customer is fully advised of the conditions under which average service may be expected, and the customer's agreement is secured in writing.

(c) New water systems, or new pressure zones in existing water systems supplying customers at substantially constant elevation shall be designed to maintain an operating pressure at the service connection of not less than 35 p.s.i.g. nor greater than 100 p.s.i.g..

The undersigned applicant acknowledges that he has read, had explained, and understands Sec. 7057 of Title 17, (Public Health), Cal. Adm. Code and agrees to accept water service at not less than 25 p.s.i.g. and not more than 175 p.s.i.g..

I HEREBY AGREE TO ABIDE BY THE RULES AND REGULATIONS OF THE OLIVENHAIN MUNICIPAL WATER DISTRICT AND I AM IN RECEIPT OF A COPY OF THESE RULES AND REGULATIONS." INSTALLATION OF METERS ARE SCHEDULED ACCORDING TO THE DISTRICT'S CURRENT WORKLOAD. **TEMPORARY CON-STRUCTION METERS FOR CONSTRUCTION USE ONLY.**

SIGNATURE Grayson Puett

FOR DISTRICT USE ONLY

OMWD Meter Receipt

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