



## ***PROPERTY REPORT***

***ADDRESS:*** 33780 Double Canyon Road, Valley Center, CA 92082-3015

***DESCRIPTION:*** Beautifully Landscaped Valley Center Home on 3.49 Acres with **Panoramic Views!** Perched up on a hilltop, sits this modest, custom built, 1,881 esf, 3 bd, 2 ba home with stunning, panoramic views of the hillsides and valleys, and 600-acre ranch, below! **This beautiful view home has brand new carpet, new bathroom and kitchen fixtures, shower in laundry room and has been newly repainted!** A long, meandering, paved asphalt driveway leading up to the home is lined with solar lighting, and beautifully introduces this comfortable, Valley Center home with spectacular views!

***PRICE:*** \$479,000.00

***APN:*** 128-020-2900

***MLS:*** 170006864

***CONTACT:*** Donn Bree; [Donn@Donn.com](mailto:Donn@Donn.com); [www.DONN.com](http://www.DONN.com); 800-371-6669

# Beautifully Landscaped View Home on 3.49 Acres in Valley Center

33780 Double Canyon Road, Valley Center, CA 92082-3015



**\$479,000**



## Beautifully Landscaped Valley Center Home on 3.49 Acres with Panoramic Views!

Perched up on a hilltop, sits this modest, 3 bd, 2 bath home with stunning, panoramic views of the hillsides and valleys, and 600-acre ranch, below! **This beautiful view home has brand new carpet, new bathroom and kitchen fixtures, shower in laundry room, and has been newly repainted!** A long, meandering, paved asphalt driveway leading up to the home is lined with solar lighting, and beautifully introduces this comfortable, Valley Center home with spectacular views! One of the best features this lovely property has to offer is the meticulous, new landscaping with lush, green grass on an automatic drip system, flagstone pavers, wrap around cement walkway, vibrant hibiscus bush, colorful rose bushes, robust, large elm tree, 20 avocado trees and a



CREB# 01109566

NMLS# 243741



**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

**Donn@Donn.com**

**Www.DONN.com**

**We Know The Back Country!**





# APN 128-020-2900

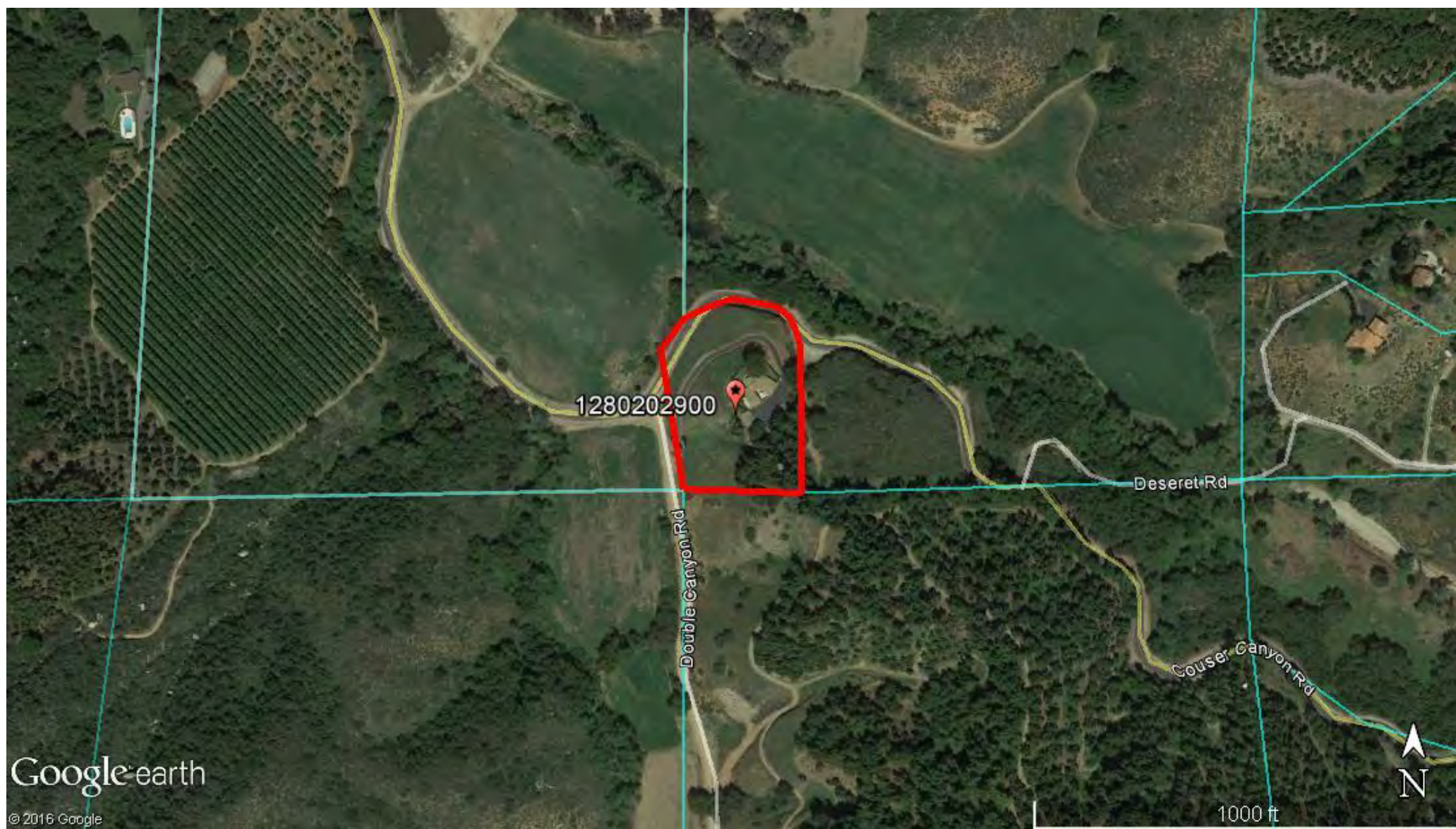


variety of fruit trees. Another lovely outdoor feature is the **electric, retractable shade cover** providing

ample shade on the back patio. **Custom built in 1972 with views in mind, this 1,881 esf modest home includes:** *tiled flooring, circular, step down, open living room with extra- large, picture windows to capture the incredible views, circular brick fireplace with wood burning stove and lots of character, nice sized bedrooms and bathrooms, modest kitchen, spacious, asphalt driveway at the top that can accommodate ample parking, and framed in with a settle stone wall, 2 car garage with large, enclosed front patio entry with wrought iron gate and paved with flagstone.* **With its location, stellar views and beautiful landscaping, this property by far, is a rare find!** The home is on a well (with new well pump recently installed) and septic. Heating source is electric. Climate controlled AC wall unit is installed in the kitchen/living area.

**To preview this incredible property, please contact us: 800-371-6669.**

***“We Know The Back Country!”***







Google earth

© 2016 Google

Couser Canyon Rd

100 ft



Detached Status: ACTIVE List Price: \$479,000  
MLS #: [170006864](#) Short Sale: No Orig Price: \$479,000 DOMLS 3  
APN: 128-020-29-00 COE Date: Sold Price: MT 3  
Addr: 33780 Double Canyon Rd. List Date: 2/9/2017 LP/SqFt: 254.79  
City, St: Valley Center, CA Zip: 92082 Mod Date: 2/9/2017 SP/SqFt:  
Bedrooms: 3 Full Baths: 3  
Optional BR: 0 Half Baths: 0  
Total: 3 Total: 3  
Est. SqFt: 1,880 Year Built: 1972  
Community: VALLEY CENTER  
Neighborhood: Valley Center  
Complex:  
Restrictions: Call Agent Listing Type ER Patio: Slab  
View: Mountains/ Hills, Valley/ Canyon Pets:  
Pool: N/K Age Restrictions: NK  
MandRem None Known Stories: 1 Story

[Virtual Tour Link](#)

[Schedule a Showing](#)



#### REMARKS AND SHOWING INFO

Beautifully Landscaped Valley Center Home on 3.49 Acres. Perched up on a hilltop, sits this modest, 3 bedroom, 3 bath home with stunning, panoramic views of the hillsides and valleys, and 600-acre ranch, below! A long, meandering, paved asphalt driveway leading up to the home is lined with solar lighting, and beautifully introduces this comfortable Valley Center home with spectacular views.



Listing Agent: [Donn Bree - Home: 800-371-6669](#) BRE License#: 01078868  
2nd Agent: [Meriah Druliner - Agent: 760-420-5131](#) Broker ID: 15575  
Listing Office: [Chameleon/Red Hawk Realty - Office: 800-371-6669](#) Fax: 888-511-1310

Off Market Date: Close of Escrow: Financing: Concessions:  
Selling Agent: Selling BRE License#  
Selling Office: Sale Price: Exp Date:

Wtr Dist: Schl Dist: Valley Center - Pauma Equipment Other/ Remarks  
HO Fee Includes: N/K

Home Owner Fees: 0.00 Paid:  
Other Fees: 0.00 Paid:  
CFD/Mello-Roos: 0.00 Paid:  
Total Monthly Fees: 0 Assessments:  
HOA: Other Fee Type: N/K  
HOA Phone: Zoning:  
Prop Mgmt Co: Entry Level Unit:  
Prop Mgmt Ph: Cmplx Feat: N/K  
Est. % Owner Occupan...  
Terms: Cash, Conventional  
Cooling: Central Forced Air  
Heat Source: Wood, Other/ Rem... Heat Equip: Fireplace, Forced Air Unit  
Fireplace Loc:  
Fireplaces(s):

Living Room: 25x10	Master BR: 15x15
Dining Room: 0	Bedroom 2: 12x12
Family Room: 0	Bedroom 3: 10x10
Kitchen: 10x10	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: Assessor Record Lot Size: 2+ to 4 AC #Acres 3.4...  
Lot Size Source: Assessor Record Units/Building:  
Lot SqFt Approx: Units/Complex:  
Laundry Location: Other/ Remarks Elevator:  
Sewer/Septic: Septic Installed Stories in Building:

ERROR: Unable to read data from the transport connection: An existing connection was forcibly closed by the remote host. STACK: at System.Net.ConnectStream.Read(Byte[] buffer, Int32 offset, Int32 size) at System.Drawing.Internal.GPStream..ctor(Stream stream) at System.Drawing.Image.FromStream(Stream stream, Boolean useEmbeddedColorManagement, Boolean validateImageData) at System.Drawing.Image.FromStream(Stream stream) at StaticMap.StaticMapImageHttpHandler.Process() in D:\Sources\Services\Trunk-StaticMap\StaticMap\StaticMap\StaticMapImageHttpHandler.cs:line 223





# PLANNING & DEVELOPMENT SERVICES

## *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	7/7/2016 1:44:25 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1280202900
Project Name:	

1280202900

### General Information

USGS Quad Name/County Quad Number:	Pala/53
Section/Township/Range:	5/10S/02W; 6/10S/02W; 8/10S/02W
Tax Rate Area:	57029
Thomas Guide:	1049/C2
Site Address:	33780 Double Canyon Rd Valley Center 92082-3015
Parcel Size (acres):	3.49
Board of Supervisors District:	5

### Public Service and Utility Districts

Water/Irrigation District:	San Luis Rey Municipal Water District
Sewer District:	None
Fire Agency:	None
School District:	Unified Bonsall

**General Plan Information**

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	Valley Center
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

**Zoning Information**

Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	4Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

**Aesthetic**

The site is located within one mile of a State Scenic Highway.	No
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	Yes

**Agricultural Resources**

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes
The site contains Prime Soils.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	23
The site is located within an Agricultural Preserve.	Yes
The site is in a Williamson Act Contract.	No



**Biological Resources**

Eco-Region:	Northern Foothills
Vegetation Map	18100 Orchards And Vineyards; 18320 Row Crops
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	No
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: No)
The site is within MSCP Boundaries.	No (Draft: North)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	Yes
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	No
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: Agriculture; High
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

**Cultural and Paleontological Resources (\*always confirm with Cultural and Paleontology Specialists)**

Geological Formation:	Quaternary Alluvium
Paleo Sensitivity:	Low
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

**Geology**

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	B; D
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	Yes
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No

**Mineral Resources**

The site is located within a Mineral Resource Category.

No Mrz (Yes Alluvium/No Mines)

**Hazard Flooding**

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

No

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

Yes

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

**Hazardous Materials**

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

No

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

No

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

No

The site is listed in the EPA's Superfund CERCLIS database.

No

The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.

Please Refer To Aerial Imagery

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

**Airport Hazards**

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

No

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

No

The site is within one mile of a private airport. If yes, list the name of the airport.

No



**Hydrology and Water Quality**

Hydrologic Unit:	San Luis Rey
Sub-basin:	903.21/Pala
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	No

**Water Supply/Groundwater**

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	15 To 18 Inches

**Noise**

The site is within noise contours.	Yes
------------------------------------	-----

**Fire Services**

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

**Additional Information**

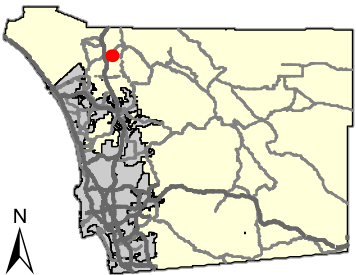
The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	Yes
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

**CEQA-Public Review Distribution Matrix**

The site is located in the Desert.	No
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No



# 2014 ORTHOPHOTO



**Legend:**

 PROJECT AREA

0 0.02 0.04 0.06 0.08 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



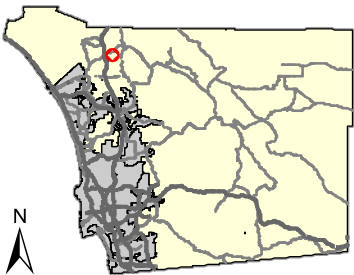
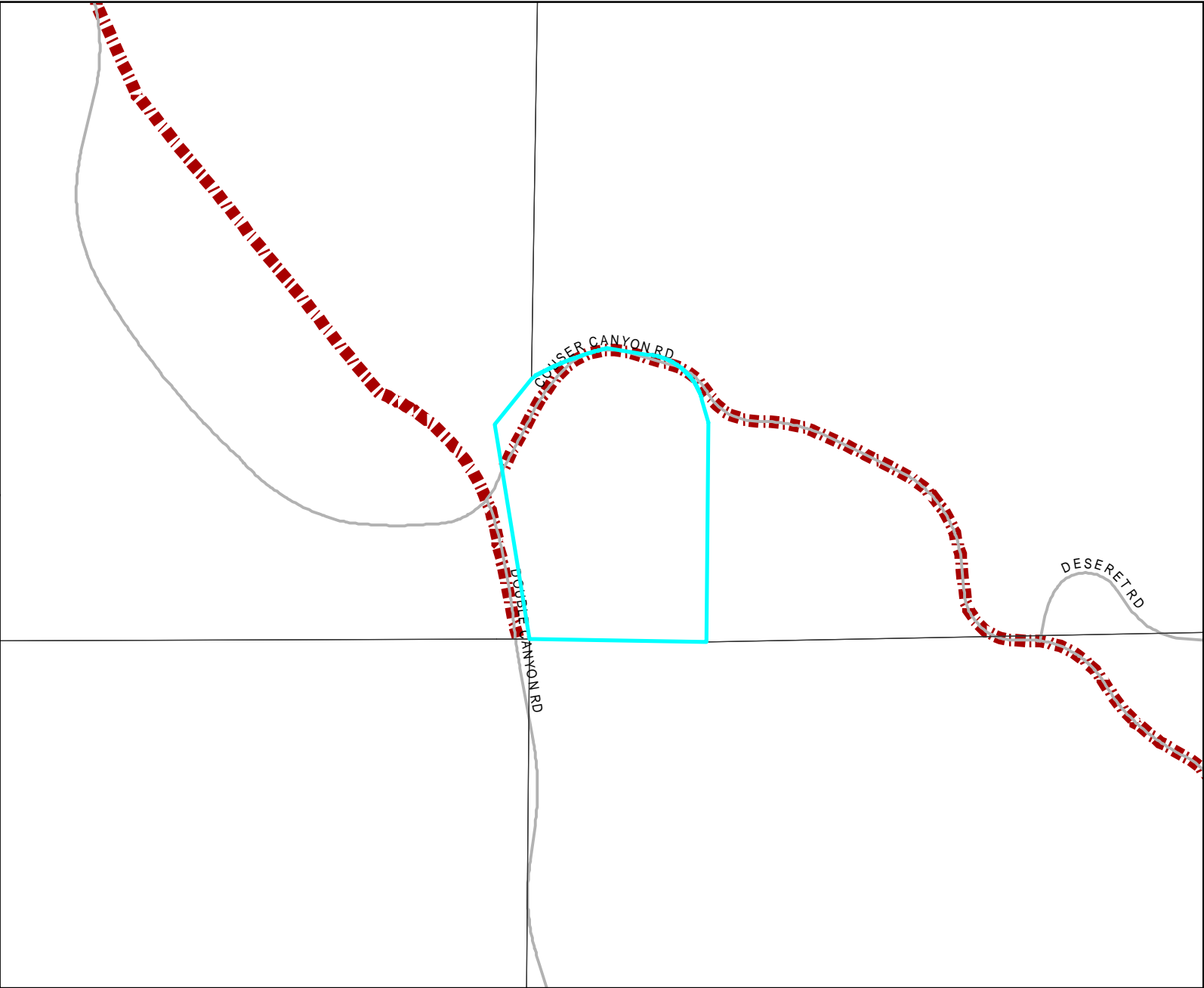
This map is generated automatically from an internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Notes:**





# TRAILS



- Legend:**
- PROJECT AREA
  - TRAIL EASEMENT
  - PROPOSED COMMUNITY PLAN TRAILS

0 0.03 0.06 0.09 0.12 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



This map is generated automatically from an internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Notes:**

## **AGRICULTURAL USE REGULATIONS**

### **A70 LIMITED AGRICULTURAL USE REGULATIONS**

#### **2700 INTENT.**

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

#### **2702 PERMITTED USES.**

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops
  - Packing and Processing: Limited
  - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

#### **2703 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
  - Mobile home Residential "18"
- b. Commercial Use Types
  - Animal Sales and Services: Veterinary (Large Animals) "6"
  - Animal Sales and Services: Veterinary (Small Animals) "6"
  - Cottage Industries "17" (see Section 6920)
  - Recycling Collection Facility, Small "2"
  - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
  - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)



(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

#### **2704 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

#### **2705 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services

Child Care Center

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

Packing and Processing: Winery  
Packing and Processing: General  
Packing and Processing: Support  
e. Extractive Use Types.  
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)