



# **PROPERTY REPORT**

**ADDRESS:** Green Oaks Drive, Santa Ysabel, CA 92070

**DESCRIPTION:** JUST REDUCED (from \$1,195,000)

**Welcome home to paradise!** Located in one of the most desired backcountry communities in Southern California, sprawls this 80-acre paradise on Mesa Grande in beautiful Santa Ysabel! **Through a gated entry, lies this scenic, park-like setting landscape** with gentle rolling hills as far as the eye can see, coupled with breathtaking views of Mesa Grande and Black Mountain. Fenced on 3 sides, this property is complete with a turnkey 900 sf, 3 Bedroom, 2 bath house.

**PRICE:** **\$1,115,000**

**APN:** 247-010-10-00

**MLS:** 160010302

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

Co-listed with Eric Lantorno - Pacific Sotheby's International Realty - CalBRE# 01256501

# Green Oaks Acreage & Home



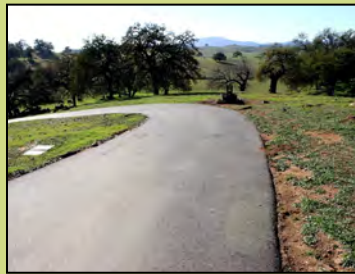
## Welcome home to paradise!

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**Through a gated entry, lies this scenic, park-like setting landscape** with gentle rolling hills as far as the eye can see, coupled with breathtaking views of Mesa Grande and Black Mountain. Fenced on three sides, **this property is complete with a turnkey 900 sf, 3 bedroom, 2 full bath house** accessed via a meandering paved road. **Home features include:** *large Trex deck, water well with 10,000 gal. tank, underground electricity, forced air and heat, propane, septic system, irrigation system, washer & dryer, refrigerator, phone, DirecTV and internet.* **Undoubtedly, this is an affordable legacy property worthy of retaining for the enjoyment of generations to come!**

For more information, please contact us:  
800-371-6669

## \$1,115,000



# ASSESSOR PARCEL NUMBER

247-010-10-00



**Modular Home**Current Status: **ACTIVE**Current Price: **\$1,115,000**Client Preferred **1**MLS #: **170003159**Original Price: **\$1,115,000**LP/SqFt **1,244.42** MTAddress: **23803 Green Oaks Rd.**

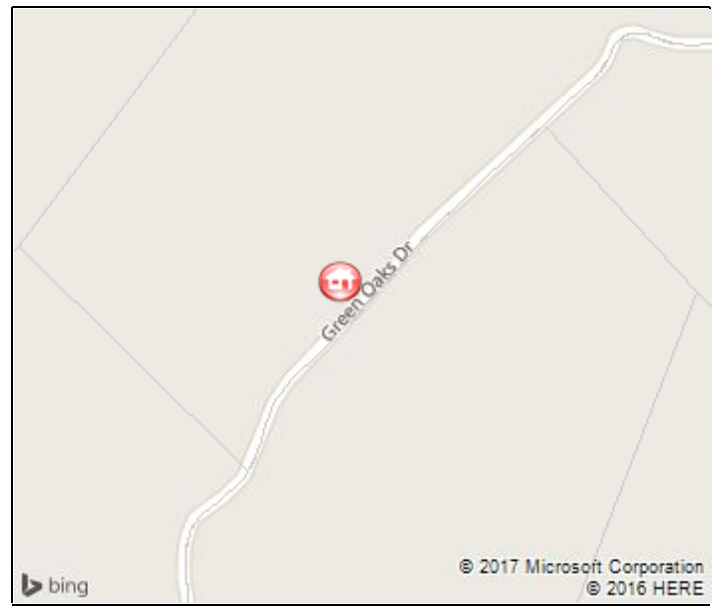
Sold Price:

DOMLS **0**City,St: **Santa Ysabel, CA** Zip **92070**Community: **SANTA YSABEL**List Date: **1/18/2017**

Bedrooms: <b>3</b>	Full Baths: <b>2</b>	Est. SqFt: <b>896</b>
Optional BR: <b>0</b>	Half Baths: <b>0</b>	Year Built: <b>2013</b>
Total Bds: <b>3</b>	Total Baths: <b>2</b>	

Neighborhood: **Mesa Grande**

COE Date:

Complex: **0**Short Sale: **No**Restrictions: **Call Agent**MandRem **None Known****Virtual Tour****Directions:**

**Remarks:** Located in one of the most desired backcountry communities in Southern California, sprawls this 80-acre paradise on Mesa Grande in beautiful Santa Ysabel. Through a gated entry, lies this scenic, park-like setting landscape with gentle rolling hills as far as the eye can see, coupled with breathtaking views of Mesa Grande and Black Mountain. Fenced on three sides, this property is complete with a turnkey 900 sf, 3 bedroom, 2 full bath house accessed via a meandering paved road.

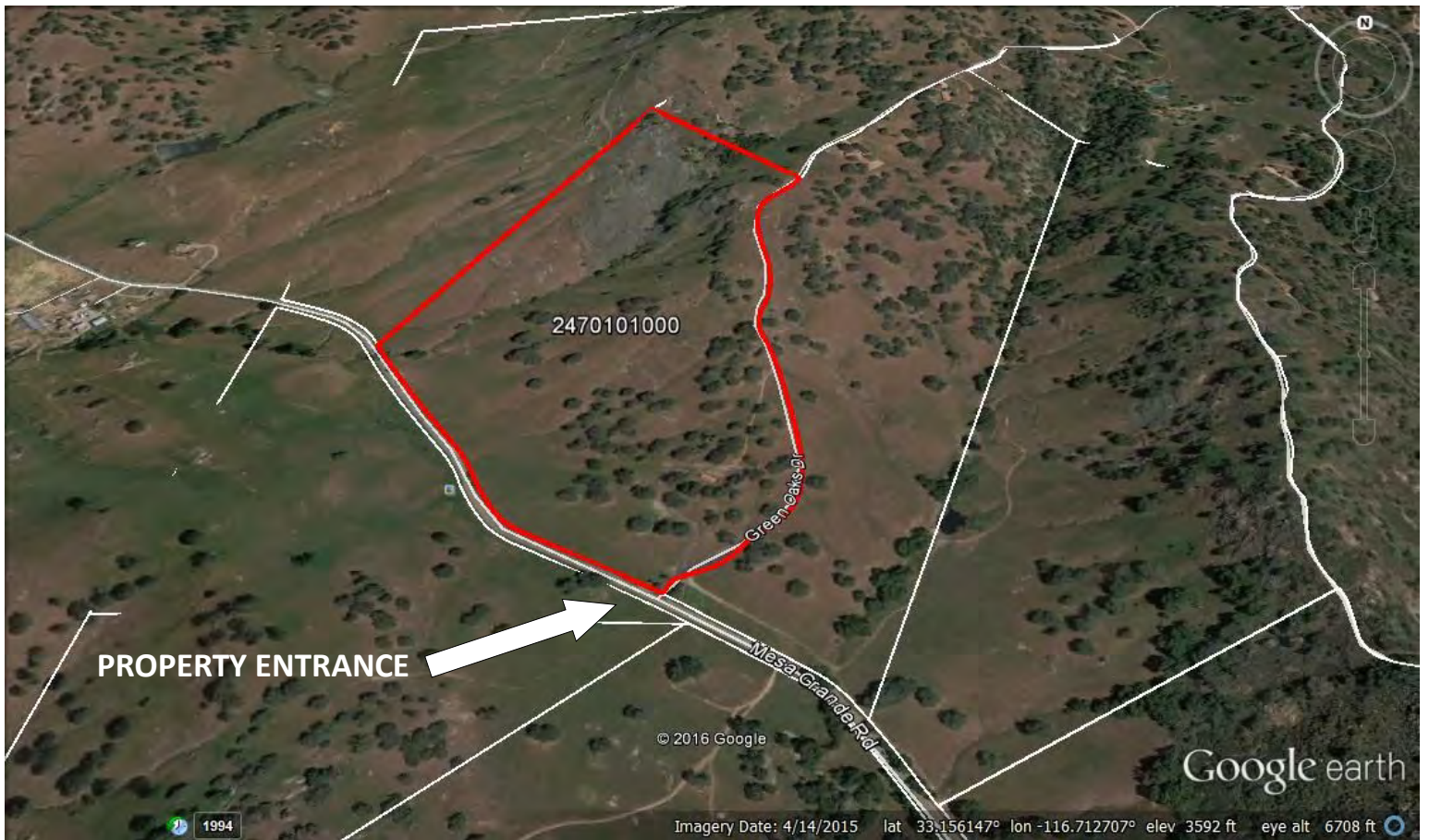
Home Owner Fees: <b>0.00</b>	Attached Style:	Wtr Dist:
Other Fees: <b>0.00</b>	Unit Location: <b>No Unit Above or Below</b>	School Dist: <b>Julian High School, Julian Union</b>
Other Fee Type: <b>N/K</b>	Est. % Owner Occupancy:	Fireplaces(s): <b>0</b>
CFD/Mello-Roos: <b>0.00</b>	Assessors Parcel: <b>247-010-10-00</b>	Fireplace Loc: <b>N/K</b>
Total Monthly Fees: <b>0</b>	Zoning:	Boat Facilities:
Units in Complex:	Entry Lvl Building:	Age Restrictions: <b>N/K</b>
Units in Building:	Entry Level Unit:	Elevator:

Assessments: Space Rent  
**Home Owners Fee Includes** N/K  
**Complex Features** N/K  
**Equipment** Other/Remarks

Laundry Location: <b>Laundry Room, Other/Remarks</b>	View: <b>Mountains/Hills, Panoramic</b>
Laundry Utilities: <b>Other/Remarks</b>	Pool: <b>N/K</b>
Cooling: <b>Central Forced Air</b>	Patio: <b>Deck</b>
Heat: <b>Floor Furnace</b>	Pets:
Heat Source: <b>Electric, Other/Remarks</b>	Stories: <b>1</b>
	Terms: <b>Cash, Conventional, Other/Remarks</b>

Parking Garage: <b>None Known</b>	Master Bedroom: <b>12x10</b>	Family Rm: <b>0</b>	SqFt Source: <b>Assessor Record</b>
Parking Garage: <b>0</b>	Bedroom 2: <b>9x8</b>	Kitchen: <b>13x8</b>	Approx # of Acres:
Parking Non-Garage: <b>Driveway</b>	Bedroom 3: <b>9x8</b>	Living Room: <b>14x12</b>	Approx Lot SqFt:
Parking Non-Garaged Spaces: <b>2</b>	Bedroom 4:	Extra Rm 1:	Lot Size: <b>20+ AC</b>
Total Parking Spaces: <b>2</b>	Bedroom 5:	Extra Rm 2:	Lot Size Source: <b>Assessor Record</b>
RV Parking: <b>None Known</b>	Breakfast Area:	Extra Rm 3:	Irrigation: <b>N/K</b>
	Dining Room: <b>0</b>		Roof: <b>Composition</b>

Home features include: large Trex deck, water well with 10,000 gal. tank, underground electricity, forced air and heat, propane, septic system, irrigation system, washer & dryer, refrigerator, phone, DirecTV and internet. Undoubtedly, this is an affordable legacy property worthy of retaining for the enjoyment of generations to come!





# 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:	2/22/2016 12:55:56 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2470101000
Project Name:	

2470101000

### General Information

USGS Quad Name/County Quad Number:	Warners Ranch/85
Section/Township/Range:	Santa Ysabel
Tax Rate Area:	81016
Thomas Guide:	1114/0
Site Address:	0 Santa Ysabel
Parcel Size (acres):	85.67
Board of Supervisors District:	5

### Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	Gen Elem Julian Union; High Julian Union

**General Plan Information**

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

**Zoning Information**

Use Regulation:	A72
Animal Regulation:	O
Density:	-
Minimum Lot Size:	40Ac
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".	No

**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:	18
The site is located within an Agricultural Preserve.	Yes
The site is in a Williamson Act Contract.	No

**Biological Resources**

Eco-Region:	Northern Mountains
Vegetation Map	32500 Diegan Coastal Sage Scrub; 42400 Foothill/Mountain Perennial Grassland; 71181 Open Engelmann Oak Woodland
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.	Yes
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
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.	No
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:	Cretaceous Plutonic
Paleo Sensitivity:	Zero
Paleo Monitoring:	No Monitoring Required

**Geology**

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	No
Soils Hydrologic Group:	C
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).	No
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 (No Alluvium/No Mines)
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**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.	No
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

2470101000

**Hydrology and Water Quality**

Hydrologic Unit:	San Dieguito
Sub-basin:	905.53/Sutherland
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 Dieguito Hu); San Dieguito River; Lake Hodges; Santa Ysabel Creek; Sutherland Reservoir
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

**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:	21 To 24 Inches

**Noise**

The site is within noise contours.	Yes
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**Fire Services**

The site is located in an Urban-Wildland Interface Zone.	No
FRA/LRA/SRA:	Sra

**Additional Information**

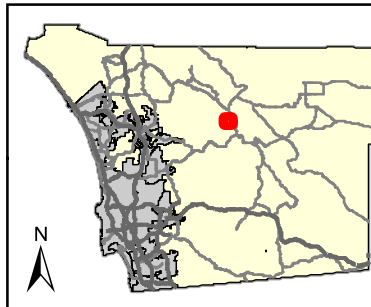
The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	No
The site is located in an urbanized area as defined by the U.S. Census 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.	Yes
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

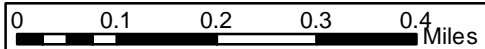


# 2014 ORTHOPHOTO



**Legend:**

 PROJECT AREA



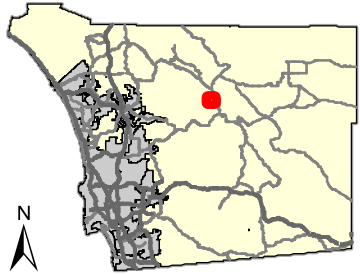
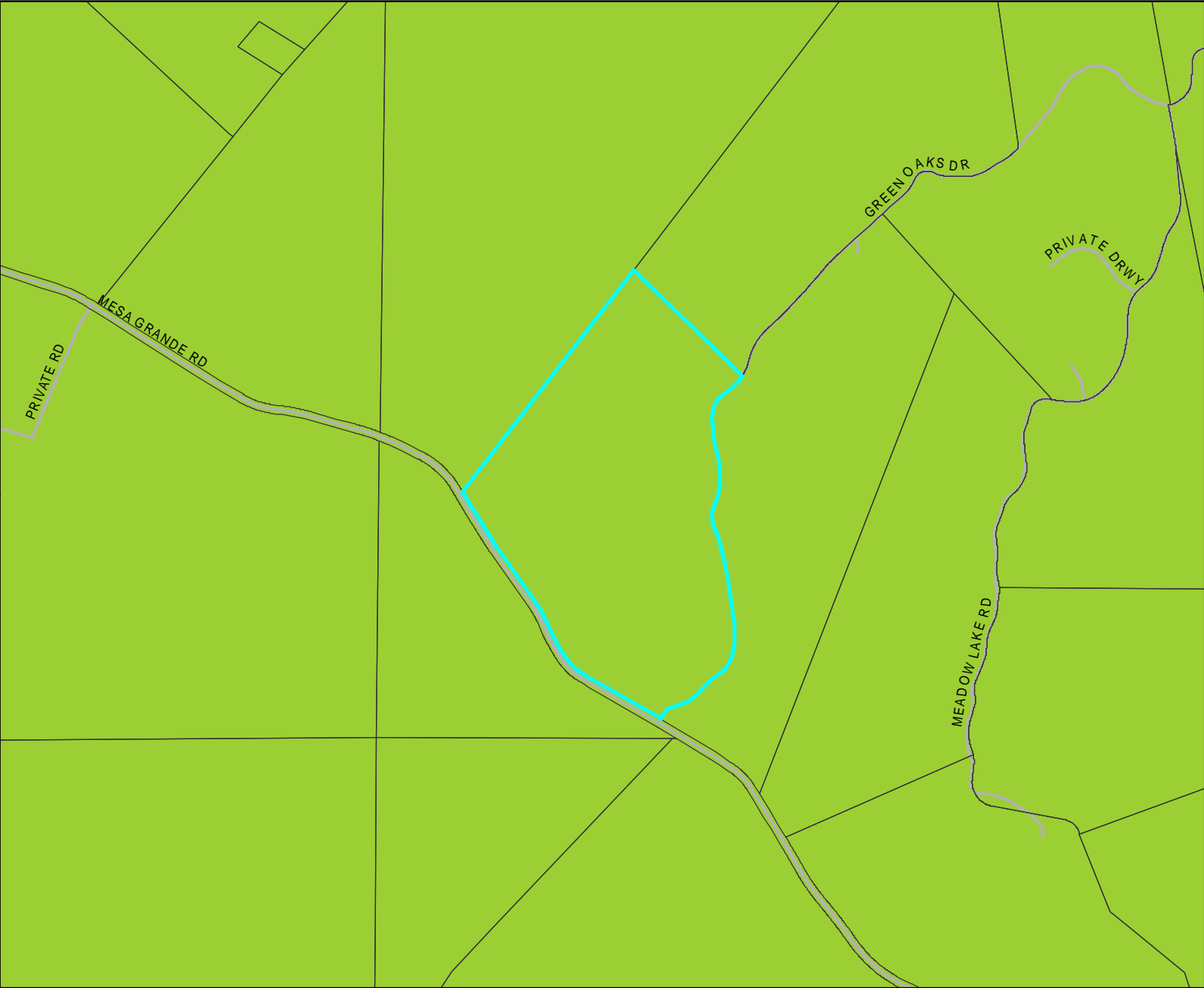
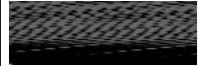
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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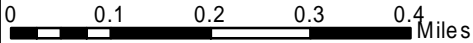
**Notes:**

# ZONING - USE



**Legend:**

- PROJECT AREA
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Fallbrook Revitalization Area
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation



NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services



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