



PROPERTY REPORT

ADDRESS: Mesa Grande Road, Santa Ysabel, CA 92070

DESCRIPTION: JUST REDUCED (from \$595,000)

Located in one of the most desired backcountry communities in Southern California, sprawls this **80-acre paradise** in beautiful Santa Ysabel! Accessed through a gated entry and situated between rolling hills and beautiful, varied terrain, this pristine and rare property is a beautiful visual description of some of the most **sought-after acreage on Mesa Grande!** This property is partially fenced and has a solar water well with water tank!

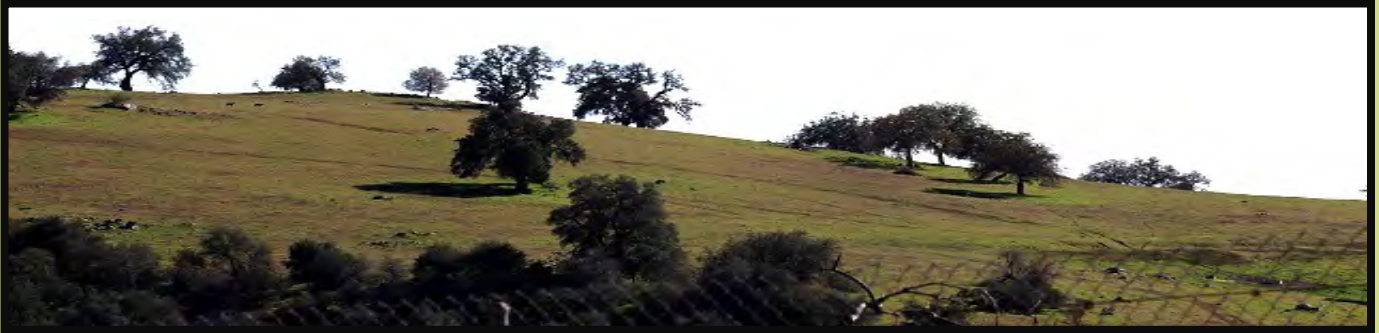
PRICE: \$495,000

APN: 247-010-15-00

MLS: 170003150

CONTACT: Donn Bree; Donn@Donn.com; www.DONN.com; 800-371-6669

Green Oaks Acreage

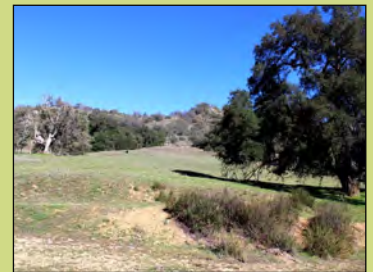


Welcome to paradise!

Located in one of the most desired backcountry communities in Southern California, sprawls this **80-acre paradise in beautiful Santa Ysabel!** Accessed through a gated entry and situated between rolling hills and beautiful, varied terrain, this pristine and rare property is a beautiful visual description of some of the most **sought-after acreage on Mesa Grande!** This property is partially fenced and has a solar water well with water tank. **What makes this landscape so desirable** is its usability, easy and gentle access and the picturesque topography that lends itself to multiple, supreme building sites. **A property of this quality is a rarity and an extraordinary legacy property worthy of retaining for the enjoyment of generations to come!**

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

\$495,000



ASSESSOR PARCEL NUMBER

247-010-15-00



Lots/Land

MLS #: **170003150**

Address: **0 Green Oaks Rd. 0**

City,St: **Santa Ysabel, CA** Zip: **92070**

Current Status: **ACTIVE**

Current Price: **\$495,000**

Original Price: **\$495,000**

Sold Price:

Client Preferred 1

MT

DOMLS **0**



List Date: **1/18/2017**

COE Date:

Short Sale: **No**

Parcel Map:	Tentative Map:
APN#2:	
APN#3:	
APN#4:	

Community: **SANTA YSABEL**

Neighborhood: **Mesa Grande**

Complex:

Restrictions: **Call Agent**

MandRem **None Known**

Virtual Tour



Directions:

Located in one of the most desired backcountry communities in Southern California, sprawls this 80-acre paradise in beautiful Santa Ysabel! Accessed through a gated entry and situated between rolling hills and beautiful, varied terrain, this pristine and rare property is a beautiful visual description of some of the most sought-after acreage on Mesa Grande! This property is partially fenced and has a solar water well with water tank!

Home Owner Fees:	Approx # of Acres: 80.0000	Wtr Dist: OUT OF AREA
Other Fees: 0.00	Approx Lot SqFt:	School Dist: Julian High School, Julian Union,
Other Fee Type: N/K	Lot Size: 20+ AC	/ Assessor Record
CFD/Mello-Roos: 0.00	Assessors Parcel: 247-010-15-00	Boat Facilities:
Total Monthly Fees: 0	Zoning:	Age Restrictions: N/K
Terms: Cash, Conventional		
Assessments:		

Complex Features N/K	Additional Property Use ORMKS
Development N/K	Prop. Restrictions Known None Known
Fencing Other/Remarks	Home Owners Fee Includes N/K
Frontage Other/Remarks	Terms Cash, Conventional
Highest Best Use Recreational, Residential	Topography Level, Mountainous, Rolling
Irrigation N/K	Utilities Available Other/Remarks
Pool N/K	Utilities to Site Other/Remarks
Pool Heat None Known	View Mountains/Hills, Panoramic
Possession Call Listing Agent	Water Well on Property
Sewer/Septic Other/Remarks	
Site N/K	
Structures Other/Remarks	

FrntgDim	Animal Designation Code	
LotDimApx	Approved Plans	
LndUse	Jurisdiction	





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:	2/23/2016 8:12:13 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2470101500
Project Name:	

2470101500

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 Mesa Grande Rd Santa Ysabel 92070
Parcel Size (acres):	77.33
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.	No
The site contains Prime Soils.	No
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; 37200 Chamise Chaparral; 71181 Open Engelmann Oak Woodland; 71182 Dense 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/Yes 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.

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

Hydrology and Water Quality

Hydrologic Unit:	San Dieguito
Sub-basin:	905.54/Witch Creek
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.	Yes
FRA/LRA/SRA:	Sra

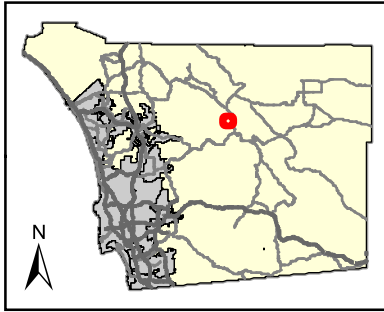
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	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

0 0.1 0.2 0.3 0.4 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: