



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 and Cell Tower, generating \$1,600 a month! 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!

PRICE: \$569,000.00

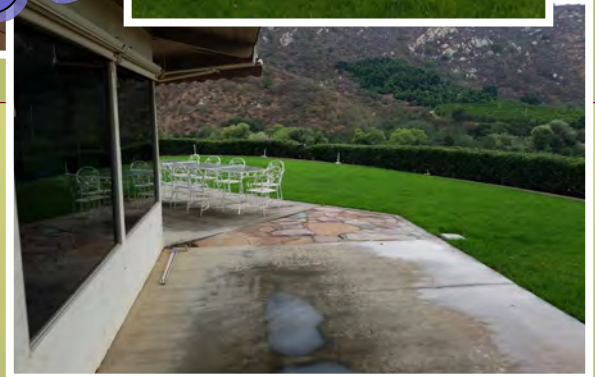
APN: 128-020-2900

MLS: 160053300

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

Beautifully Landscaped View Home on 3/4 Acre in Valley Center

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



Beautifully Landscaped Valley Center Home on 3.49 Acres with Panoramic Views and Cell Tower, Generating \$1,600 a month!

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! 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 variety of fruit trees. This location is a dream and ideal for entertaining! 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 has been well cared for and possesses lovely features,



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



including: 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 bathroom (currently under construction), large, enclosed front patio entry with wrought iron gate and paved with flagstone. **A unique, added bonus with this property is the income generating cell tower on the property that generates \$1,600 a month, with 16 years left on the lease!** With its location, stellar views and beautiful landscaping, this property by far, is a rare find and a unique opportunity with the supplemental income this property generates. The home is on a well (with new well pump recently installed.) and septic. Heating source is propane and electric. Climate controlled AC wall unit is installed in the kitchen/living area.

PLEASE NOTE: Interior pictures of the home will be forthcoming, as the current owner is preparing for an estate sale.

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

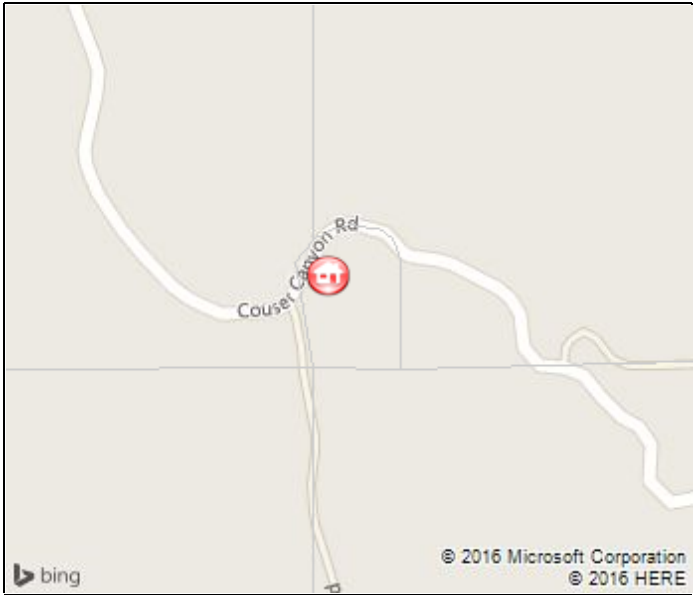
"We Know The Back Country!"

Detached
 MLS #: **160053300**
 Address: **33780 Double Canyon Rd.**
 City,St: **Valley Center, CA** Zip**92082**

Current Status: **ACTIVE**
 Current Price: **\$495,000**
 Original Price: **\$495,000**
 Sold Price:
 Community: **VALLEY CENTER**
 Neighborhood: **Valley Center**
 Complex:
 Restrictions: **Call Agent**
 MandRem **None Known**

Client Preferred **1**
 LP/SqFt **263.30** MT
 SP\$/SqFt **0** DOMLS **0**
 List Date: **9/24/2016**
 COE Date:
 Short Sale: **No**

Bedrooms: **3** Full Baths: **3** Est. SqFt: **1,880**
 Optional BR: **0** Half Baths: **0** Year Built: **1972**
 Total Bds: **3** Total Baths: **3**



Directions:
Remarks: Beautifully Landscaped Valley Center Home on 3.49 Acres with Panoramic Views and Cell Tower, generating \$1,600 a month! 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.

Home Owner Fees: 0.00	Attached Style:	Wtr Dist:
Other Fees: 0.00	Unit Location: No Unit Above or Below	School Dist: Valley Center - Pauma
Other Fee Type: N/K	Est. % Owner Occupancy:	Fireplaces(s):
CFD/Mello-Roos: 0.00	Assessors Parcel: 128-020-29-00	Fireplace Loc:
Total Monthly Fees: 0	Zoning:	Boat Facilities:
Units in Complex:	Entry Lvl Building:	Age Restrictions: N/K
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: Other/Remarks	View: Mountains/Hills, Valley/Canyon
Laundry Utilities: Other/Remarks	Pool: N/K
Cooling: Central Forced Air	Patio: Slab
Heat: Fireplace, Forced Air Unit	Pets:
Heat Source: Wood, Other/Remarks	Stories: 1
	Water: Other/Remarks
	Sewer/Septic: Septic Installed

Parking Garage: Attached	Master Bedroom: 15x15	Family Rm: 0	SqFt Source: Assessor Record
Parking Garage: 2	Bedroom 2: 12x12	Kitchen: 10x10	Approx # of Acres: 3.4900
Parking Non-Garage: Driveway	Bedroom 3: 10x10	Living Room: 25x10	Approx Lot SqFt:
Parkng Non-Garaged Spaces: 3	Bedroom 4:	Extra Rm 1:	Lot Size: 2+ to 4 AC
Total Parking Spaces: 5	Bedroom 5:	Extra Rm 2:	Lot Size Source: Assessor Record
RV Parking: Other/Remarks	Breakfast Area:	Extra Rm 3:	Irrigation: N/K
	Dining Room: 0		Roof: Composition







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
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Fire Services

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

Additional Information

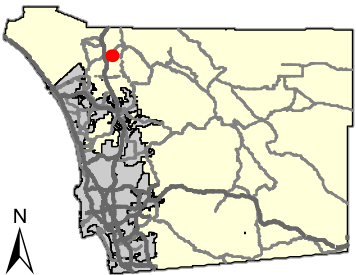
The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	Yes
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	Yes
The site is located in an urbanized area as defined by the U.S. Census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

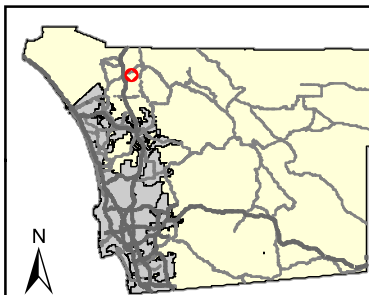
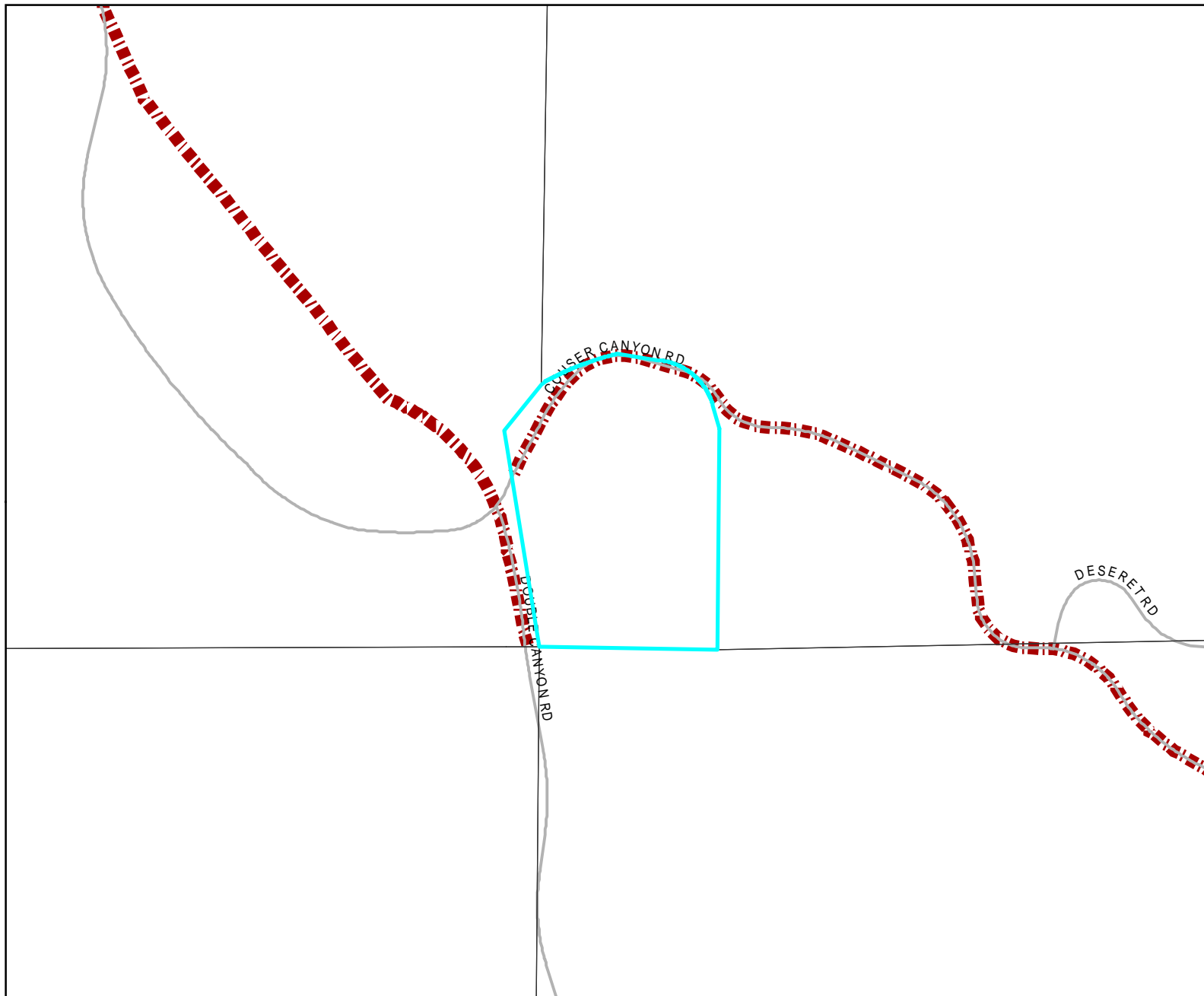


This map is generated automatically from an internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.




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



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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)