



PROPERTY REPORT

ADDRESS: 10.64 acres on 0 Highway 76, Santa Ysabel, CA 92070

DESCRIPTION: With an unobstructed view of the beautiful Lake Henshaw basin and lake, this 10.64 acre undeveloped parcel provides the perfect canvas to create your full-time residence or private weekend get-a-way. Already on the property is a high producing water well and power pole. Additionally, there is county approval for a conventional septic and three bedroom proposal on file. There are several usable rough graded areas on the property. These spaces would be ideal for a mountain home, workshop or other improvements. This parcel is a rare find with a variety of rich foliage creating seclusion and privacy, in addition to breathtaking views of the surrounding mountains, Lake Henshaw and the wide open valley. There is a lot of value that comes with this offering. The immediate area around the property is very desirable and going through a gentrification process, as new buyers see the value in the views, entitlements, and lack of development against the pristine natural landscape.

PRICE: \$195,000

APN: 193-210-16-00

MLS: 160000339

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

Mesa Grande Lake View Home Site

0 Highway 76, Santa Ysabel, California 92070



\$195,000

MOUNTAIN VIEW

HOME SITE

With an unobstructed view of the beautiful Lake Henshaw basin and lake, this 10.64 acre undeveloped parcel provides the perfect canvas to create your full-time residence or private weekend get-a-way. Already on the property is a high producing water well, and power pole. Additionally, there is county approval for a conventional septic and three bedroom proposal on file. There are several usable rough graded areas on the property. These spaces would be ideal for a mountain home, workshop or other improvements. This parcel is a rare find with a variety of rich foliage creating seclusion and privacy, in addition to breathtaking views of the surrounding mountains, Lake Henshaw and the wide open valley. There is a lot of value that comes with this offering. The immediate area around the property is very desirable and going through a gentrification process, as new buyers see the value in the views, entitlements, and lack of development against the pristine natural landscape.



CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

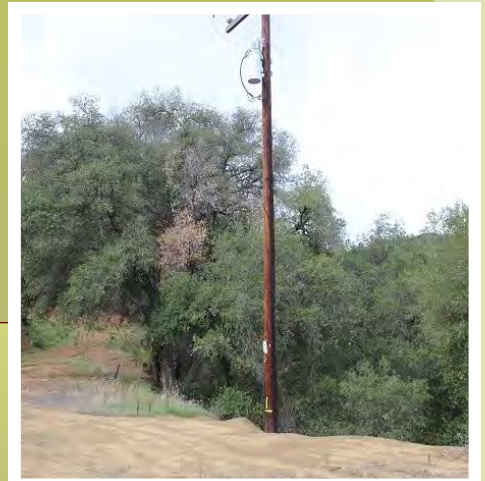
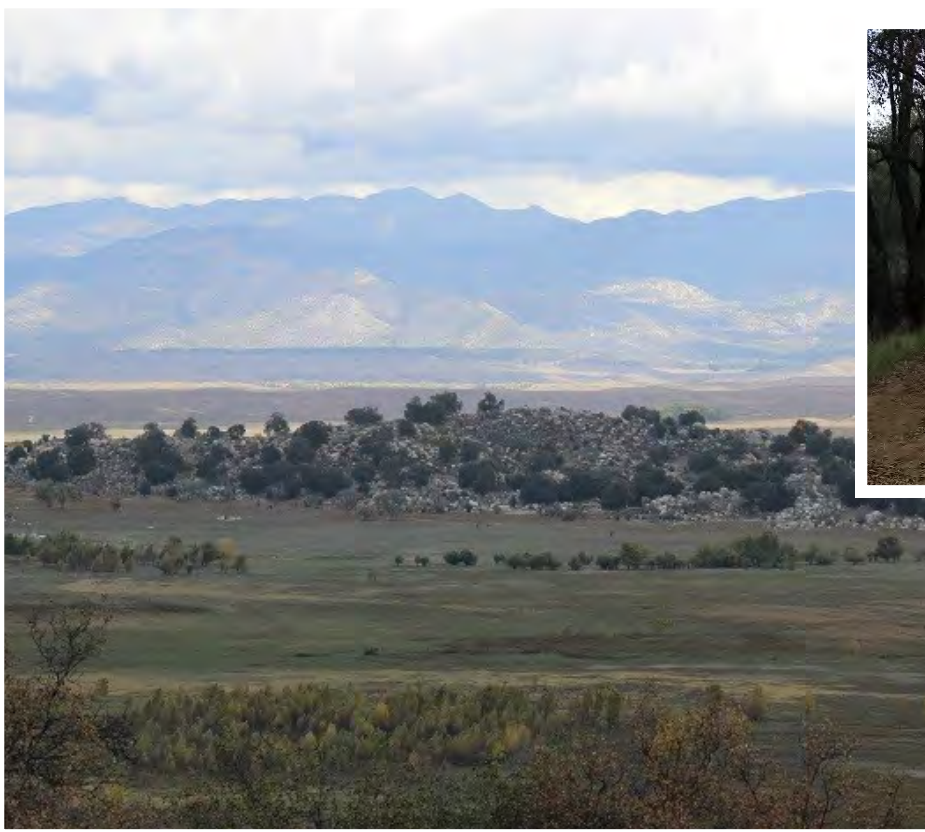
Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 193-210-1600



NATURAL SETTING

This dreamlike home site is surrounded by thousands of acres of woodlands and grasslands – the foreground view to the north from the back patio is across miles of open space. Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with large ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

AREA INFORMATION

Agriculture is still the dominant economic activity in the Santa Ysabel area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. This beautiful site is located a short distance off of State Highway 76, with major shopping about 20 minutes driving time.

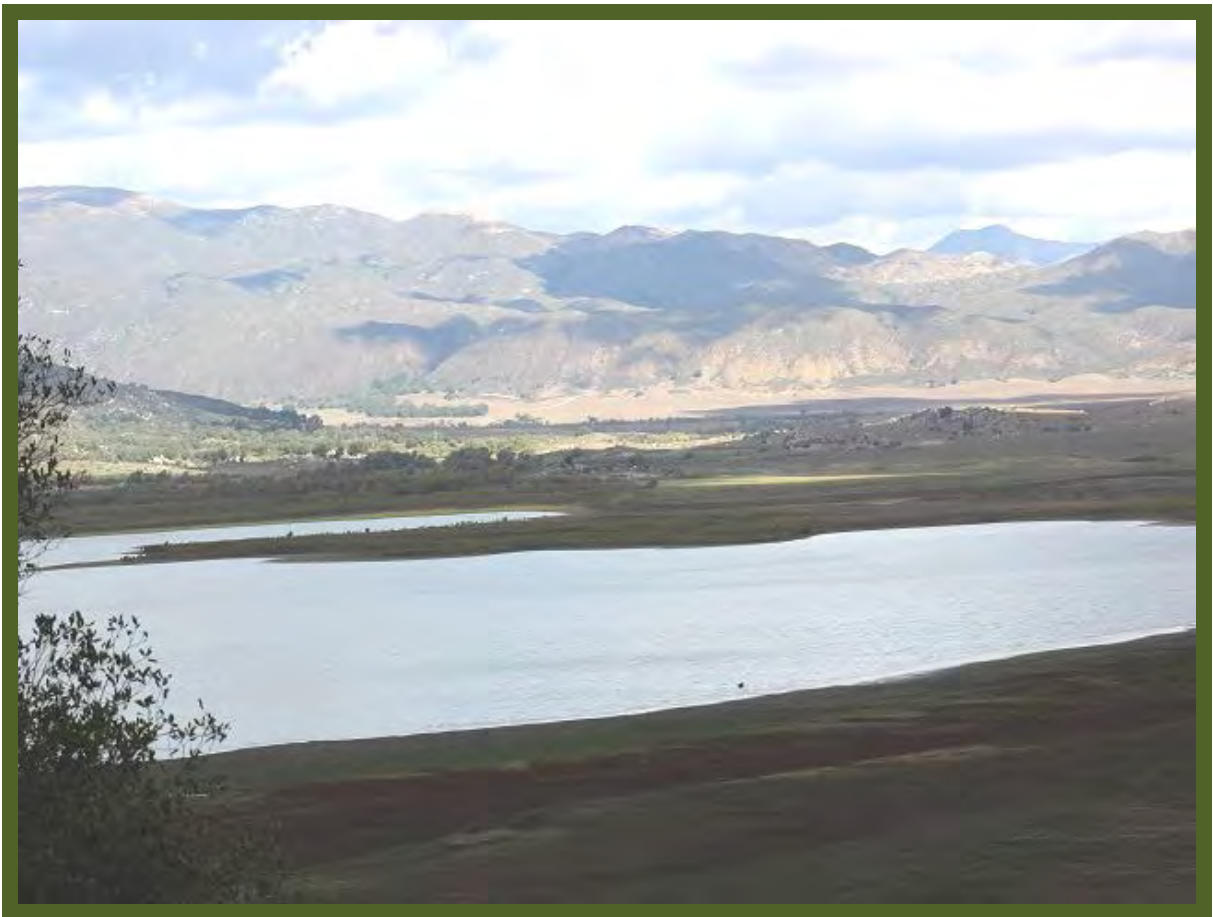


“We Know The Back Country!”



Donn Bree, Ph.D., G.R.I.
POB 188
Santa Ysabel, CA 92070
800-371-6669
Donn@Donn.com
www.Donn.com

PROPERTY DESCRIPTION



Mesa Grande Lake View Home Site

193-210-1600
0 Hwy 76
Santa Ysabel, CA 92070



Donn Bree, Ph.D., G.R.I.
POB 188
Santa Ysabel, CA 92070
800-371-6669
Donn@Donn.com
www.Donn.com

INTRODUCTION & OVERVIEW

With an unobstructed view of the beautiful Lake Henshaw basin and lake, this 10.64 acre undeveloped parcel provides the perfect canvas to create your full-time residence or private weekend get-a-way. Already on the property is a high producing water well, and power pole. Additionally, there is county approval for a conventional septic and three bedroom proposal on file. There are several usable rough graded areas on the property. These spaces would be ideal for a mountain home, workshop or other improvements. This parcel is a rare find with a variety of rich foliage creating seclusion and privacy, in addition to breathtaking views of the surrounding mountains, Lake Henshaw and the wide open valley. There is a lot of value that comes with this offering. The immediate area around the property is very desirable and going through a gentrification process, as new buyers see the value in the views, entitlements, and lack of development against the pristine natural landscape.

NATURAL SETTING

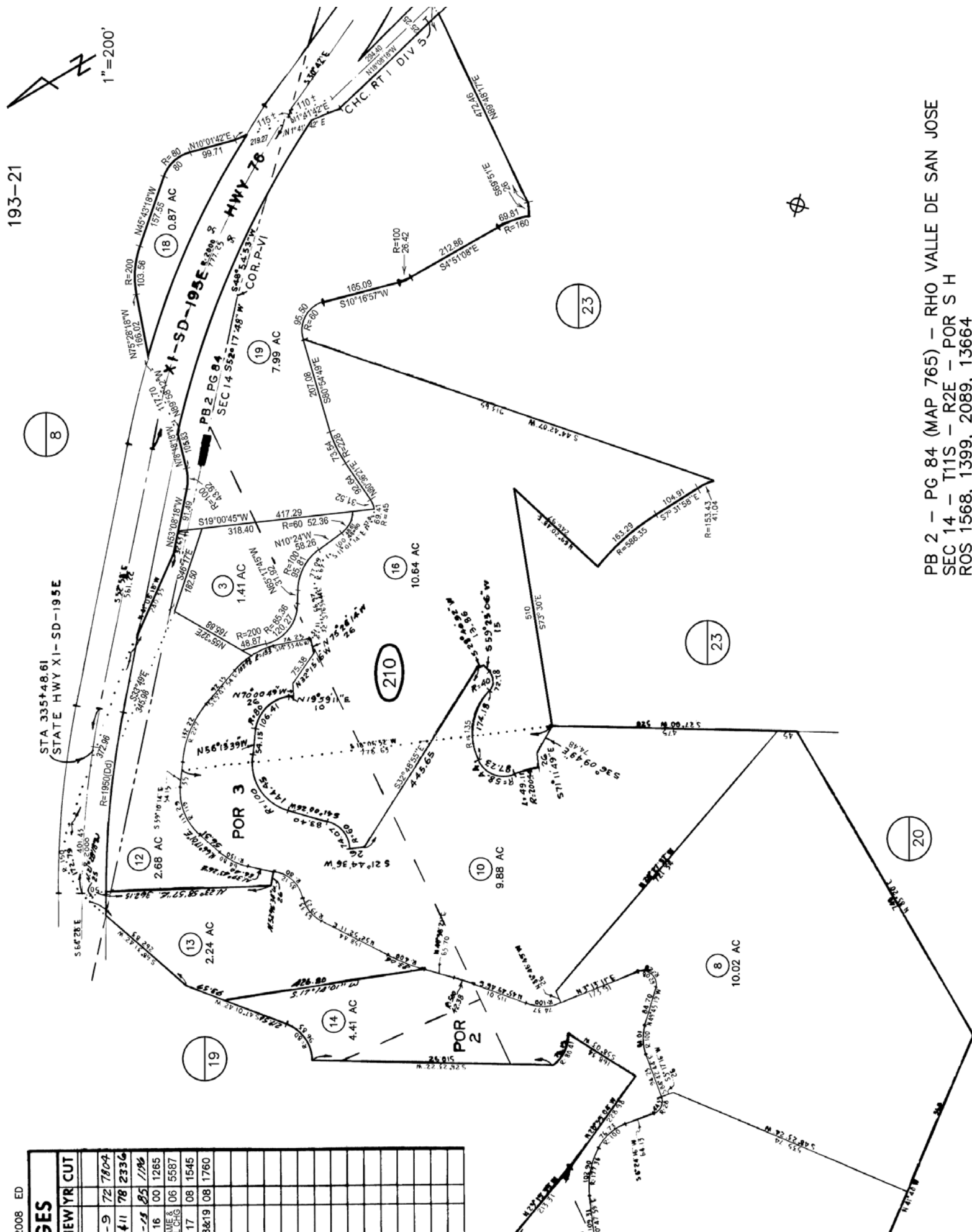
This dreamlike home site is surrounded by thousands of acres of woodlands and grasslands – the foreground view to the north from the back patio is across miles of open space. Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with large ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

AREA INFORMATION

Agriculture is still the dominant economic activity in the Santa Ysabel area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. This beautiful site is located a short distance off of State Highway 76, with major shopping about 20 minutes driving time.

Recreation & Lifestyle

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch - which is presently undergoing a 50 million dollar renovation, and Borrego Springs, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.



PB 2 - PG 84 (MAP 765) - RHO VALLE DE SAN JOSE
 SEC 14 - T11S - R2E - POR S H
 ROS 1568, 1399, 2089, 13664



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: 11/2/2015 9:54:47 AM

Project Record ID:

Project Name:

Assessor's Parcel Number(s): 1932101600

1932101600

General Information

USGS Quad Name/County Quad Number:	WARNERS RANCH/85
Section/Township/Range:	14/11S/02E
Tax Rate Area:	98000
Thomas Guide:	1094/0
Site Address:	0 HIGHWAY 76 SANTA YSABEL 92070

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	UNIFIED WARNER

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	SEMI-RURAL RESIDENTIAL (SR-10) 1 DU/10 AC
Community Plan:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

1932101600

Zoning Information

Use Regulation:	A70
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8AC
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.	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.	NO
The site is in a Williamson Act Contract.	NO

1932101600

Biological Resources

Eco-Region:	NORTHERN MOUNTAINS
Vegetation Map	37130 Northern Mixed Chaparral; 77000 Mixed 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 Open Space Easements.	YES
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	NO
Inland Form (>1,000 ft. elevation)	NO
Coastal Sage - Chaparral Scrub	NO
Flat-Topped Buckwheat/Montane Buckwheat Scrub	NO
None of the above	YES
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:	YES
County Special Study Zone:	NO
Quaternary/Pre-Quaternary Fault:	NO
Potential Liquefaction Area:	YES
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	NO

1932101600

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 a County Flood Plain area.

NO

The site is located within 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

1932101600

Hydrology and Water Quality

Hydrologic Unit:	SAN LUIS REY
Sub-basin:	903.31/Warner
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:	21 to 24 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

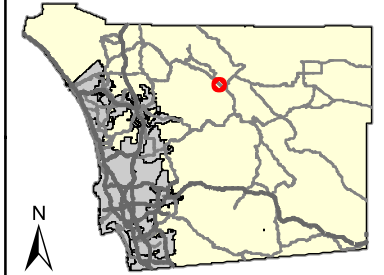
Additional Information

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.	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

2012 ORTHOPHOTO



Legend:

PROJECT AREA

0 0.05 0.1 0.15 0.2 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)