



RANCHITA RANCHETTE

PROPERTY REPORT

ADDRESS: 28755 Skyway Drive, Ranchita, CA 92066

DESCRIPTION: JUST REDUCED FROM \$220K.

20.02 ACRE ranch with turnkey home located in the community of Ranchita. This ranch features horse facilities, unobstructed views, and privacy. This unique property is located near the town of Julian.

PRICE: \$199,900.00

APN: 196-050-31

MLS: 130052935

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

RANCHITA RANCHETTE



\$199,900

20.02 acres of mostly usable land only minutes from the Julian town site to the south, Lake Cuyamaca to the south, and Lake Henshaw to the north. An ideal weekend get-a-way. Enjoy beautiful views in all directions including. Set up for horses. This turnkey home has been well cared for. Very private and peaceful—the perfect place to unwind and relax.

There are many recreational activities available in the area: golfing at Warner's Ranch & Borrego Springs resorts; hiking and horseback riding along the California Riding and Hiking Trail and the Pacific Crest Trail, exploring Cuyamaca State Park, Anza Borrego State Park, and the Volcan Mountain Preserve; hunting and fishing, dining, and a variety of other opportunities for each family member are only minutes driving time away.



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!



ASSESSOR PARCEL NUMBER

196-050-31



DetachedMLS #: **130052935**Address: **28755 Skyway Drive Drive**City,St: **Ranchita, CA** Zip **92066**Current Status: **ACTIVE**Current Price: **\$199,900**Original Price: **\$220,000**

Sold Price:

LP/SqFt **499.75**
SP\$/SqFtClient Preferred **1**MT **483**DOMLS **476**List Date: **9/25/2013**

COE Date:

Short Sale: **No**

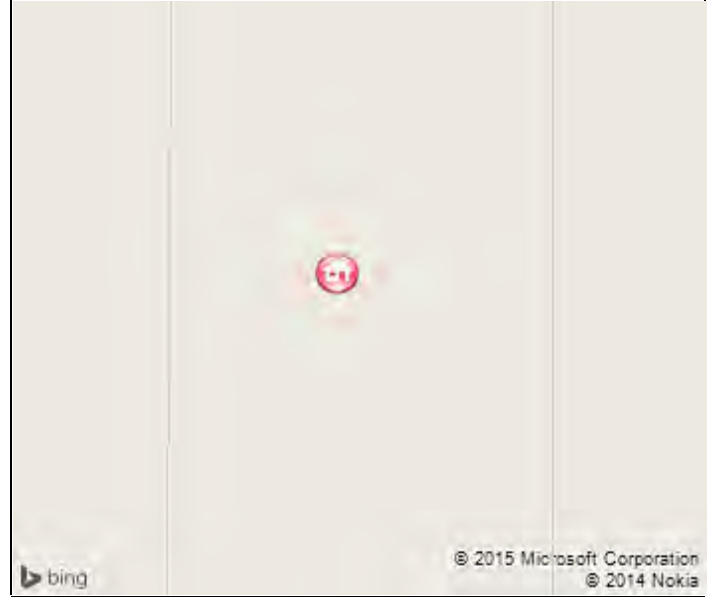
Bedrooms: 0	Full Baths: 1	Est. SqFt: 400
Optional BR: 0	Half Baths: 0	Year Built: 1982
Total Bds: 0	Total Baths: 1	

Community: **RANCHITA**Neighborhood: **Ranchita**

Complex:

Restrictions: **N/K**MandRem **None Known****Virtual Tour**

Patio/Deck

**Directions:**

20.02 ACRE ranch with turnkey home located in the community of Ranchita. This ranchette features horse facilities, unobstructed views, and privacy. This unique property is located near the town of Julian. Very private and peaceful—the perfect place to unwind and relax.

Home Owner Fees: **0.00**Other Fees: **0.00**

Other Fee Type:

CFD/Mello-Roos: **0.00**Total Monthly Fees: **0**

Units in Complex:

Units in Building:

Attached Style:

Unit Location: **Detached**

Est. % Owner Occupancy:

Assessors Parcel: **196-050-31**

Zoning:

Entry Lvl Building:

Entry Level Unit:

Wtr Dist:

School Dist:

Fireplaces(s):

Fireplace Loc:

Boat Facilities:

Age Restrictions: **N/K**

Elevator:

Assessments:**Equipment** N/KLaundry Location: **N/K**Laundry Utilities: **None Known**Cooling: **N/K**Heat: **Pellet/Wood Burning Stove**Heat Source: **Pellets**

View:

Pool: **N/K**

Patio:

Pets:

Stories: **1**Water: **Well on Property**Sewer/Septic: **Septic Installed**Parking Garage: **Detached**Parking Garage: **4**

Parking Non-Garage:

Parkng Non-Garaged Spaces: **0**Total Parking Spaces: **4**

RV Parking:

Master Bedroom: **0X0**

Bedroom 2:

Bedroom 3:

Bedroom 4,5:

Breakfast Area:

Dining Room: **0X0**Family Rm: **20X20**Kitchen: **0X0**Living Room: **0X0**

Extra Rm 1:

Extra Rm 2:

Extra Rm 3:

Approx # of Acres:

Approx Lot SqFt:

Lot Size: **20+ AC**Lot Size Source: **City/County**

Irrigation:

Roof: **Composition**

N

1960503100

706 ft

Image USDA Farm Service Agency
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Google earth

Imagery Date: 4/24/2010 33°14'12.71" N 116°31'26.50" W elev 4669 ft eye alt 7389 ft

County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL:
196
0503100

Report generated 8/1/2013 7:35:49 AM

Staff Person:

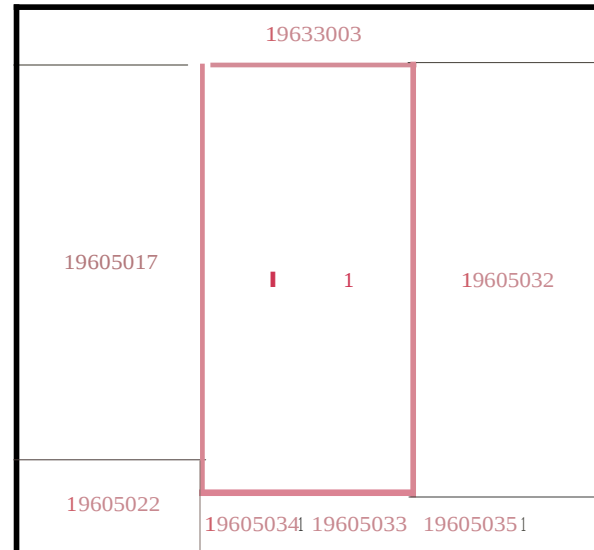
APN: 1960503100

Legal Lot: -----

Planning Group:

Regional Category: Rural

General Plan Designation: RURAL LANDS (RL-40)
1 DU/40AC



Parcel highlighted in red

KEEP THIS FORM AND BRING IT WITH YOU EACH
TIME YOU VISIT THE ZONING COUNTER FOR

ZONE	
USE REGULATIONS	A70
ANIMAL REGULATIONS	O
Density	-
Lot Size	BAC
Building Type	C
Maximum Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Setback (Contact your Fire Protection District for additional setback requirements)	C
Open Space	-
SPECIAL AREA REGULATIONS	-

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the RZone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa). or call (858) 565-5981 or Toll Free (888) 267-fJ770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

5510 Overland Ave, Suite 110, SAN DIEGO, CA, 92123 -- (858) 565-5981 —(888) 267-8770-- www.sdcounty.ca.gov/pds

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)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																								
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
ANIMAL SALES AND SERVICES: HORSE STABLES																										
(a) Boarding or Breeding	Permitted							X	X	X						X								X	X	
	MUP required										X		X	X	X							X	X			
	ZAP required				X	X	X																			
(b) Public Stable	Permitted															X								X		
	MUP required				X	X	X				X		X	X	X							X	X		X	
	ZAP required							X	X	X																
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X		X		X						
	Permitted provided fully enclosed							X	X	X																
	MUP required												X	X	X								X	X		
	ZAP required				X	X	X	X	X	X																
	One acre + by MUP	X	X	X																						
ANIMAL RAISING (see Note 6)																										
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X	
	1/2 acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X		
	1 acre+ by MUP	X	X	X																						
(b) Small Animal Raising (includes Poultry)	Permitted													X	X	X	X							X		
	acre+ permitted							X	X	X																
	10 days maximum											X														
	25 maximum				X	X	X				X		X					X	X				X		X	
	1/2 acre+ 10 max	X	X	X																						
	Less than 1 acre: 100 Maximum							X	X	X																
	1 acre+ 25 max by ZAP	X	X	X																						
	100 max by ZAP				X	X	X																		X	
	MUP required												X													
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X		
	8 acres + permitted							X	X	X																
	2 animals plus 1 per acre over 1 acre				X	X	X																		X	
	4 animals plus 4 for each acre over acre							X	X	X																
	1 1/2 acres or less: 2 animals											X	X	X	X	X								X		
	1 1/2 to 4 acres: 1 per 1/2 acre											X	X	X	X	X								X		
	4 acres+, 8 animals+ 1 cow or sheep per 1 acre over 4 acres											X	X	X	X											

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
(See Note 2)	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP											X			X												
	1/2 acre plus 2 animals per 1/2 acre by ZAP	X	X	X																					X		
	Grazing Only																			X	X						
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	
	2 horses + 1 per 1/2 acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	1/2 acre plus by ZAP	X	X	X																							
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	ZAP Required	X	X	X																							
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X		X			
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X		
	25 maximum by ZAP	X	X	X																							
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X		
	Permitted							X	X	X					X	X								X			
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X						X				X	X	X	X	X						
	100 maximum							X	X	X	X	X					X						X				
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X				
	Permitted													X	X	X								X	X		
(i) Racing Pigeons	100 Maximum										X	X											X				
	100 Max 1/2 acre plus																X										
	Permitted												X	X	X	X								X	X		
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																											
Most restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Moderate			X			X			X																		
Least Restrictive				X			X			X															X		

MUP = Minor Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. Onland subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per 1/2 acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specially animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c) 15 feet	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line		Five (5) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot line	10 feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.	Zero (0) feet

NOTES:

- Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)