



PROPERTY REPORT

ADDRESS: 7.67 Acre Home Site on Spearhead Trail, Valley Center, CA 92082

DESCRIPTION: Located in the northwest area of Valley Center, California (North San Diego County), this very private 7.67 acre parcel features a riparian area and a lush environment, the perfect backdrop upon which to build a custom dream home. The site is just minutes to Interstate 15 and the Castle Creek Golf Course. Accessibility to major transportation routes is a major benefit to this site. The parcel is thick with foliage; there is a year-round stream located along the northern boundary of the property, providing the potential to carve out a beautiful landscape using only the resources already present on the property.

PRICE: \$220,000

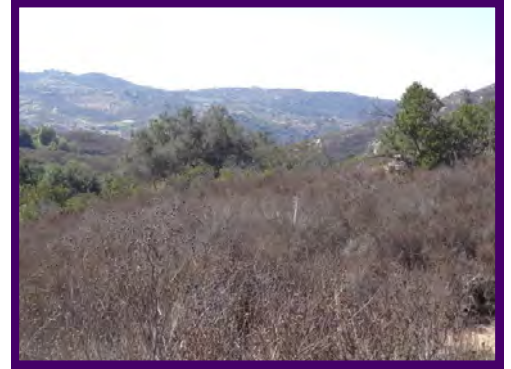
APN: 129-310-4200

MLS: 150013624

CONTACT: *Donn Bree;* Bree@Donn.com; 760-518-6669 cell; 800-371-6669 office

VALLEY CENTER

Custom Home Site



\$220,000

7.67 ACRE HOME SITE

VALLEY CENTER

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CREB# 01109566
NMLS#243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

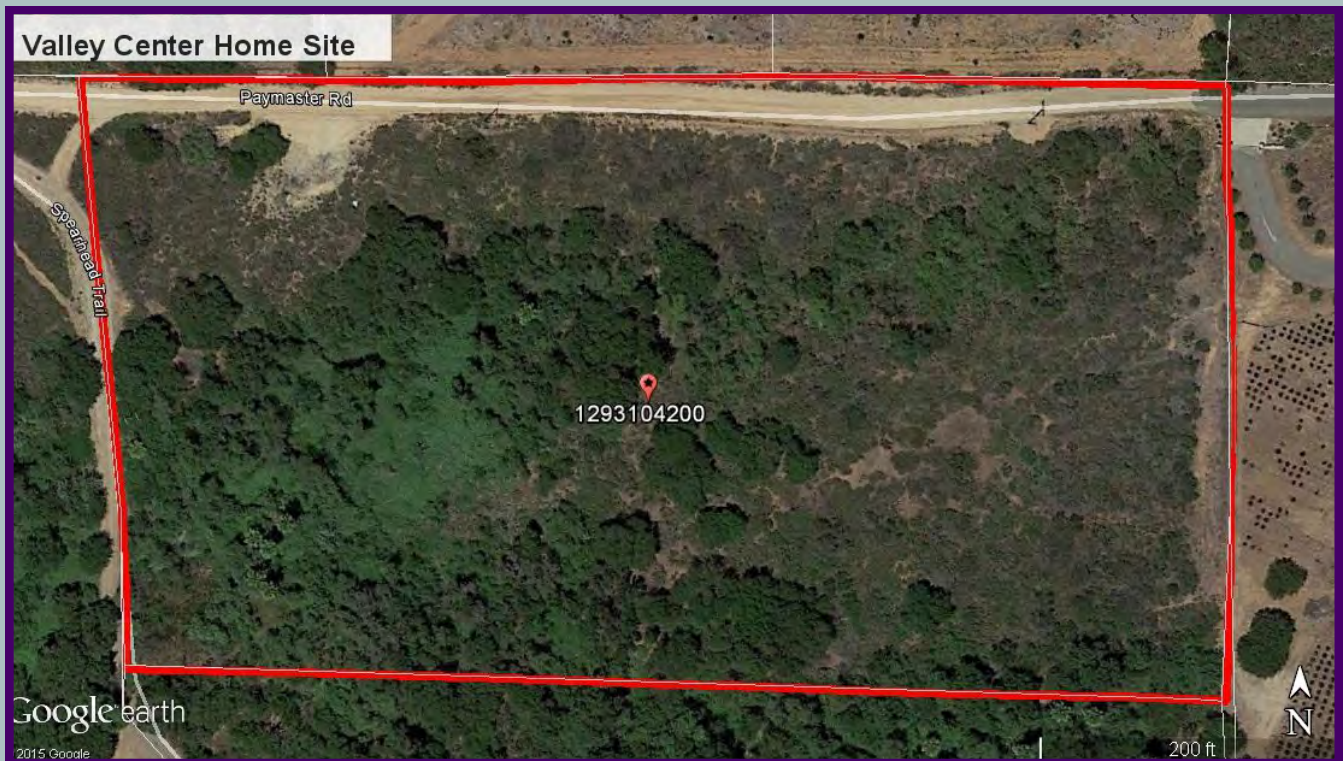
Donn@Donn.com
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We Know The Back Country!



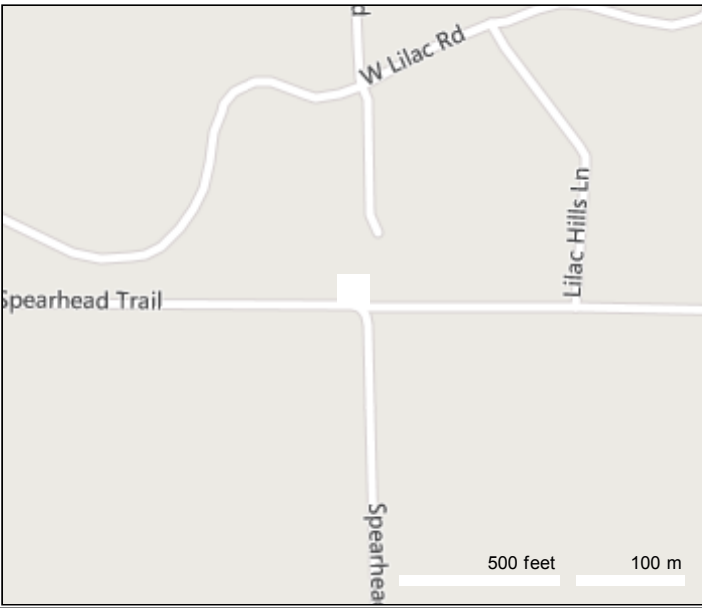
ASSESSOR PARCEL NUMBER

129-310-4200



Lots/ Land	Current Status: ACTIVE	Current Price: \$220,000	Client Preferred 1
MLS #: 150013624		Original Price: \$220,000	MT 9
Address: 0 Spearhead Trail 0		Sold Price:	DOMLS 5
City,St: Valley Center,CA Zip: 92082	Community: VALLEY CENTER	List Date: 3/9/2015	
Parcel Map: Tentative Map:	Neighborhood: West Lilac	COE Date:	
APN#2:	Complex:	Short Sale: No	
APN#3:	Restrictions: Call Agent		
APN#4:	MandRem None Known		

[Virtual Tour!](#)



Directions: Located in the northwest area of Valley Center, California (North San Diego County),this very private 7.67 acre parcel features a riparian area and a lush environment, the perfect backdrop upon which to build a custom dream home. The site is just minutes to Interstate 15 and the Castle Creek Golf Course. Accessibility to major transportation routes is a major benefit to this site. The parcel is thick with foliage; there is a year-round stream located along the northern boundary of the property, providing		
Home Owner Fees: Other Fees: 0.00 Other Fee Type: N/K CFD/Mello-Roos: 0.00 Total Monthly Fees: 0 Terms: Cash, Conventional, Other/ Remarks Assessments:	Approx # of Acres: 7.6700 Approx Lot SqFt: Lot Size: 4+ to 10 AC / Assessor Record Assessors Parcel: 129-310-4200 Zoning:	Wtr Dist: VALLEY CENTER MUNICIPAL W... School Dist: Valley Center - Pauma Boat Facilities: Age Restrictions: N/K
Complex Features N/K Current Use Natural Vegetation Development N/K Fencing N/K Frontage Canyon Highest Best Use Agriculture, Ranch, Residential Irrigation N/K Pool N/K Pool Heat None Known Possession Call Listing Agent Sewer/Septic Perc Test Required Site N/K Structures N/K	Additional Property Use N/K Prop. Restrictions Known None Known Home Owners Fee Includes N/K Terms Cash, Conventional, Other/Remarks Topography Canyon/Valley, Level, Slope Gentle Utilities Available Other/Remarks Utilities to Site Above Ground, Below Ground View Mountains/Hills Water Other/Remarks	
FrntgDim LotDimApx LndUse	Animal Designation Code Approved Plans Jurisdiction	

An important feature of this location is the various directions from which the site can be accessed across lightly traveled State highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.



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PROPERTY DESCRIPTION



Valley Center Home Site

129-310-4200
7.67 Acres on Spearhead Trail
Valley Center, CA 92082



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INTRODUCTION & OVERVIEW

Located in the northwest area of Valley Center, California (North San Diego County), this very private 7.67 acre parcel features a riparian area and a lush environment, the perfect backdrop upon which to build a custom dream home.

The site is just minutes to Interstate 15 and the Castle Creek Golf Course. Accessibility to major transportation routes is a major benefit to this site.

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NATURAL SETTING

Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with ranchettes blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey 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. This beautiful site is located a short distance off of Interstate 15, with major shopping about 20 minutes driving time.



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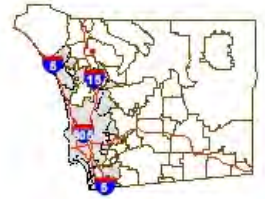
AREA INFORMATION

Agriculture is still the dominant economic activity in the Valley Center. 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.

Recreation & Lifestyle

There are many recreational activities available in the area: Daley Ranch, Hellhole Canyon Preserve, Palomar Mountain, many quality golf courses, and several casinos are just minutes away. Less than thirty minutes driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member can be accessed. 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 also less than 40 minutes away.

7.67 Acre Valley Center Home Site



Legend

☐ Parcels

Notes

A70 Zoning

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

This map is a user generated static output 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

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	
	½ 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 Chinchillas (See Note 5)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ 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 ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 ½ acres or less: 2 animals											X	X	X	X	X								X			
	1 ½ to 4 acres: 1 per ½ 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														
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																										X
	Grazing Only																				X	X								
	Permitted							X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X				
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	2 horses + 1 per ½ acre over 1 acre				X	X	X																							
	ZAP required				X	X	X																							
	½ acre plus by ZAP	X	X	X																										
	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	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
(i) Racing Pigeons	100 Maximum										X	X																		X
	100 Max 1/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	X	X	X	X	X	X
Moderate			X			X			X																					
Least Restrictive				X			X			X																				X

MUP = Major 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. On land 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 ½ 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, specialty 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)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	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:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. 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.
- c. 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)