



PROPERTY REPORT

ADDRESS: 4.86 acres off HWY 79, Santa Ysabel, CA 92070

DESCRIPTION: With an unobstructed view of the beautiful Lake Henshaw basin and lake, this **4.86 acre** mountaintop view parcel provides the perfect canvas to create your full-time residence or private weekend get-a-way. A very large building site is perched on a knoll at the north end of the Volcan Mountain Range. All of the major mountain ranges in Southern California can be seen from this incredible view parcel. Privacy is insured by access through an electric gate. There is a good well on the property. Power is close to property boundary. This lot offers a lot of value for the money. Owner may finance with acceptable offer.

PRICE: \$135,000

APN: 195-040-10-00

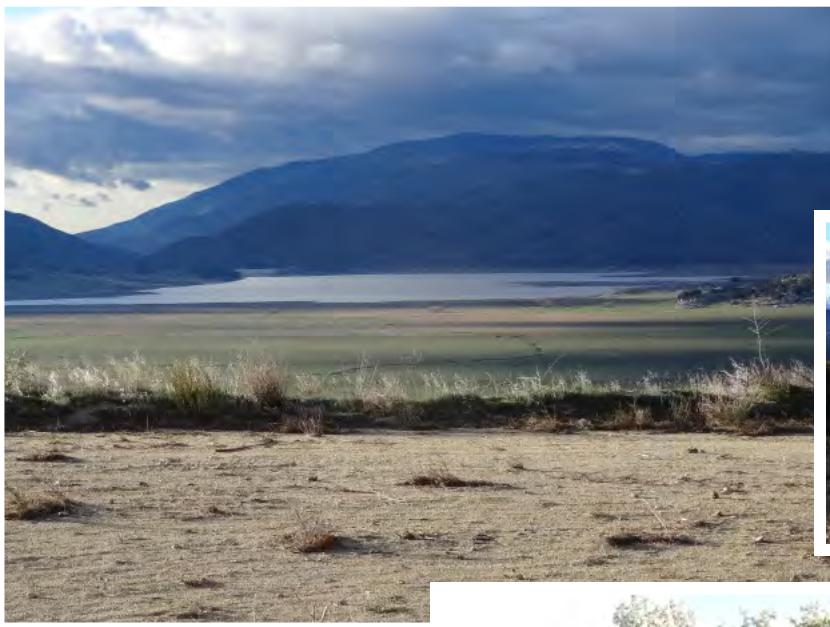
MLS: 150006263

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

Panoramic Views

4.86 acres Highway 79, Santa Ysabel, CA 92070

\$135,000



MOUNTAIN TOP VIEW HOME SITE

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CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

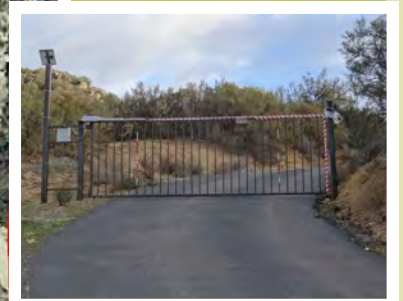
Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 195-040-1000



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!”

Lots/LandMLS #: **150006263**Address: **0 HWY 79 0**City,St: **Santa Ysabel, CA** Zip: **92070**Current Status: **ACTIVE**Current Price: **\$135,000**Original Price: **\$125,000**

Sold Price:

Community: **SANTA YSABEL**Neighborhood: **Mesa Grade**

Complex:

Restrictions: **Call Agent**MandRem **None Known**Client Preferred **1**MT **1**DOMLS **1**List Date: **2/4/2015**

COE Date:

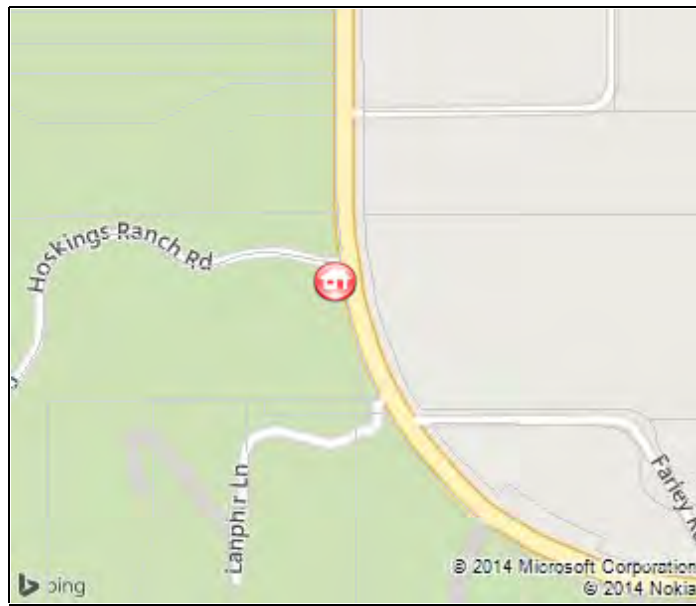
Short Sale: **No**

Parcel Map: Tentative Map:

APN#2:

APN#3:

APN#4:

Virtual Tour**Directions:**

This 4.86 acre. A very large building site is perched on a knoll at the north end of the Volcan Mountain Range. Privacy is insured by access through an electric gate. There is a good well on the property. Power is close to property boundary.

Home Owner Fees:

Other Fees: **0.00**Other Fee Type: **N/K**CFD/Mello-Roos: **0.00**Total Monthly Fees: **0**Terms: **Cash, Seller May Carry, Other/Remarks**

Assessments:

Approx # of Acres: **4.8600**

Approx Lot SqFt:

Lot Size: **4+ to 10 AC**Assessors Parcel: **195-040-10-00**

Zoning:

Wtr Dist: **OUT OF AREA**School Dist: **Warner**

/ Assessor Record

Boat Facilities:

Age Restrictions: **N/K****Complex Features** N/K**Current Use** Natural Vegetation**Fencing** N/K**Frontage** Open Space**Highest Best Use** Residential**Irrigation** N/K**Pool** N/K**Pool Heat** None Known**Possession** Call Listing Agent**Sewer/Septic** Other/Remarks**Site** Other/Remarks**Structures** N/K**Additional Property Use** N/K**Prop. Restrictions Known** None Known**Home Owners Fee Includes** N/K**Terms** Cash, Seller May Carry, Other/Remarks**Topography** Level, Rolling**Utilities Available** N/K**Utilities to Site** Electric**View** Lake/River, Panoramic**Water** Well on Property**FrntgDim****LotDimApx****LndUse****Animal Designation Code****Approved Plans****Jurisdiction**

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PROPERTY DESCRIPTION



Santa Ysabel Home Site

195-040-1000
Highway 79
Santa Ysabel, CA 92070



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INTRODUCTION & OVERVIEW

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NATURAL SETTING

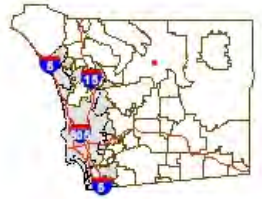
This dreamlike home site is surrounded by thousands of acres of woodlands and grasslands – the foreground view to the north from the back patio is across miles of open space. Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated 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.

☐ Parcels

Zoning:
A72
"O" Animal Dsignator



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

A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

2722 PERMITTED USES.

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement 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. 6268 (N.S.) adopted 4-14-82)

(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. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 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)

2724 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A72 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.

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)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2725 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A72 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 Library Services
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales

Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
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. 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)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)