



PROPERTY REPORT

ADDRESS: 35240 Peralta Dr., Warner Springs CA 92086

DESCRIPTION: Custom, 2bdrm, 2 ½ bath adobe home situated on 2.53 acres of flat usable land. Large master bedroom w/ walk in closet and on suite bathroom featuring newly remodeled large walk in shower. Wood burning stove in the living room, newly tiled floors throughout and a 2-car garage w/ a cement driveway. Covered front and back patios, mature fruit trees include olive, apple and pear. Small ranchette w/ room for horses, animals, gardens, and trees. Quiet neighborhood with easy access to the highway and approximately 30 minutes to Temecula.

PRICE: \$349,000

APN: 114-160-01-00

MLS: 170040562

CONTACT: Gina Norte : 760-271-6012

GinaNorte@donn.com

Maya Streamer : 760-668-2825

Maya@donn.com

35240 Peralta Dr, Warner Springs CA 92086

Sunshine Summit Adobe

\$349,000



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DRE#0195943

GinaNorte@Donn.com



RED HAWK REALTY

JCT HWY 78 & 79

Santa Ysabel, CA 92070

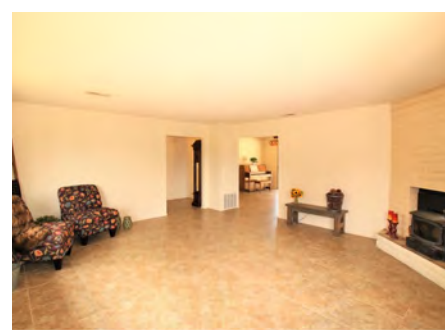
WE KNOW THE BACKCOUNTRY!



DRE#01868333

Maya@Donn.com

APN # 114-160-01-00



AREA INFORMATION

Located approximately 30 minutes from the renowned Temecula Wine Region and an hour and a half north of the

San Diego metropolitan area. There are many recreational activities available in the area; the California Riding and Hiking Trail, and the Pacific Crest Trail for riding horses and hiking. The Warner Springs Ranch Resort is a short drive away and offers a "6,775-yard, 18-hole, Par 72 championship course. The venue also features a golf grill, historical lodging, gas mart and more. North Mountain Wine Trail is an emerging winery corridor and runs through the Warner Springs area along Hwy 79. Come see what our region has to offer and explore our unique area of the San Diego Backcountry.

"We Know The Back Country!"



Exterior Front

Detached
 MLS #: 170040562
 APN: 114-160-01-00
 Addr: 35240 Peralta Dr
 City/St: Warner Springs, CA Zip: 92086

Status: ACTIVE
 Short Sale: No
 COE Date:

List Price: \$349,000
 Orig Price: \$349,000
 Sold Price:
 List Date: 8/2/2017
 Mod Date: 8/2/2017

DOMLS 0
 MT
 LP/SqFt: 227.21
 SP/SqFt:

Bedrooms: 2	Full Baths: 2
Optional BR: 0	Half Baths: 1
Total: 2	Total: 3

Est. SqFt: 1,536 Year Built: 1985
 Community: WARNER SPRINGS
 Neighborhood: Sunshine Summit
 Complex:
 Restrictions: N/K
 View:
 Pool: N/K
 MandRem: None Known

Parking Garage Spaces: 2
 Parking Non-Garaged Spaces: 4
 Parking Spaces Total: 6
 Parking Garage: Attached
 Non-Garage Details: Driveway
 RV Parking:

Listing Type: ER
 Patio:
 Pets:
 Age Restrictions: NK
 Stories: 1 Story

REMARKS AND SHOWING INFO

Custom, 2bdrm, 2 1/2 bath adobe home situated on 2.53 acres of fl at usable land. Large master bedroom w/ walk in closet and on s uite bathroom featuring newly remodeled large walk in shower. Wood burning st ove in the living room, newly tiled floors throughout and a 2-c ar garage w/ a cement driveway. Covered front and back patios, mature fruit tr ees include olive, apple and pear. Small ranchette w/ room for horses, animals, gardens, and trees. Quiet neighborhood with easy access to the highway.

Conf. Remarks: Roof needs to be repaired, estimates on file.

Cross Streets: Hwy 79 Map Code: CBB%: 2.50 CBB\$:
 Directions To Property: Hwy 79 to Peralta Dr.
 Showing: Call LA
 Occupied: Owner Occupant: Owner Occupant Phone: 760-271-6012 Lockbox: No

Listing Agent: Gina Norte - Agent: 760-271-6012 BRE License#: 01952943
 2nd Agent: Maya Streamer - Agent: 760-668-2825 Broker ID: 15575
 Listing Office: Chameleon/Red Hawk Realty - Office: 800-371-6669 Fax: 888-511-1310

Off Market Date: Close of Escrow: Financing: Concessio...
 Selling Agent: Selling BRE Licens...
 Selling Office: Sale Price: Exp Date: 12/31/2017

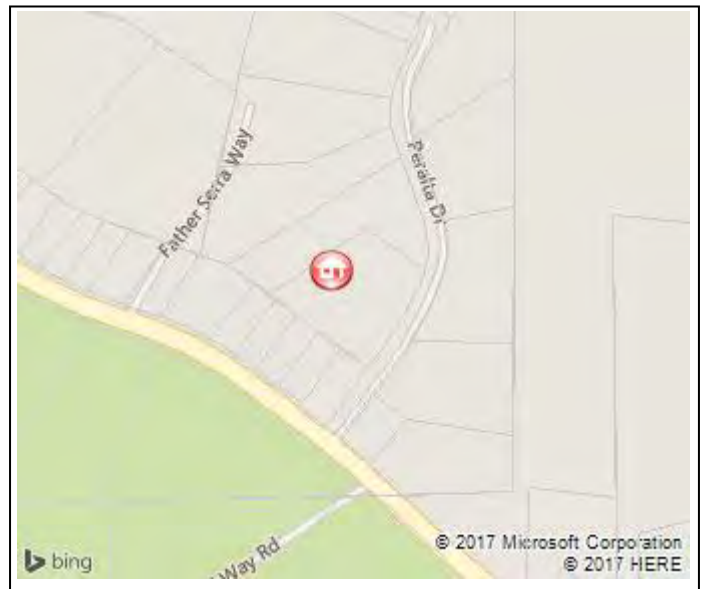
Wtr Dist: Schl Dist: Equipment Dishwasher, Disposal, Refrigerator
 HO Fee Includes:

Home Owner Fees: 0.00 Paid:
 Other Fees: 0.00 Paid:
 CFD/Mello-Roos: 0.00 Paid:
 Total Monthly Fees: 0 Assessments:
 HOA: Other Fee Type:
 HOA Phone: Zoning:
 Prop Mgmt Co: Entry Level Unit:
 Prop Mgmt Ph: Cmplx Feat:
 Est. % Owner Occupa...
 Terms: Cash, Conventional, FHA, VA
 Cooling: Central Forced Air
 Heat Source: Propane Heat Equip: Fireplace, Forced Air Unit
 Fireplace Loc:
 Fireplaces(s):

Living Room: 19X17	Master BR: 15X15
Dining Room: 14X14	Bedroom 2: 12X12
Family Room: 0X0	Bedroom 3:
Kitchen: 12X14	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: Assessor Record Lot Size: 2+ to 4 AC #Acres
 Lot Size Source: Assessor Record Units/Building:
 Lot SqFt Approx: Units/Complex:
 Laundry Location: Garage Elevator:
 Sewer/Septic: Septic Installed Stories in Building:

Located approximately 30 minutes from the renowned Temecula Win e Region and an hour and a half north of the San Diego metropol itan area. There are many recreational activities available in the area; t he California Riding and Hiking Trail, and the Paci?c Crest Tra il for riding horses and hiking. The Warner Springs Ranch Resort is a short drive away a nd o?ers a "6,775-yard, 18-hole, Par 72 championship course. Th e venue also features a golf grill, historical lodging, gas mart and more. N orth Mountain Wine Trail is an emerging winery corridor and run s through the Warner Springs area along Hwy 79. Come see what our region has to offe r and explore our unique area of the San Diego Backcountry.



Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate. Some properties may be sold as-is. Please be advised there may be additional disclaimers and disclosures attached to this listing that are available to Participants and Subscribers that may be shared with clients. Copyright 2001-2017, Sandicor, Inc.

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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:	5/10/2017 9:02:58 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1141600100
Project Name:	

1141600100

General Information

USGS Quad Name/County Quad Number:	Warner Springs/84
Section/Township/Range:	35/09S/02E
Tax Rate Area:	98000
Thomas Guide:	1034/J6
Site Address:	35240 Peralta Dr Warner Springs 92086-9718
Parcel Size (acres):	2.53
Board of Supervisors District:	5

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	County Service Area No 135; Csa 135
School District:	Unified Warner

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-4) 1 Du/4 Ac
Community Plan:	North Mountain
Rural Village Boundary:	Sunshine Summit
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	O
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%.	No
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.	Yes
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

(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					
(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		
	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																							
(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/acre plus																X										
	Permitted												X	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 = 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:

- 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)