



HISTORIC MESA GRANDE ADOBE

PROPERTY REPORT

ADDRESS: Mesa Grande Truck Trail, Santa Ysabel, CA 92070

DESCRIPTION: 80+/- ACRE cattle ranch located in the historic San Diego County ranching community of Santa Ysabel. The historic adobe offers the opportunity to renovate this legal dwelling unit while developing a full-time residence or weekend retreat.

PRICE: \$800,000.00

APN: 194-020-2300 & 194-020-2400

MLS: *Exclusive*

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

Historic Mesa Grande Adobe



\$800,000

80 BEAUTIFUL ACRES FOR SALE on MESA GRANDE

80+/- ACRE cattle ranch located in the historic San Diego County ranching community of Santa Ysabel. The historic adobe offers the opportunity to renovate this legal dwelling unit while developing a full-time residence or weekend retreat. Private and peaceful, this site is contiguous with the Cleveland National Forest. Ideal for the horsemen and cattlemen. The land is nearly all usable with mature trees giving way to pristine meadows. The Pacific Ocean can be seen from several potential building sites on the property. The offering consists of two legal parcels.

Seller may finance with acceptable offer.



CREB# 01109566
NMLS# 243741

DONN BREE



RANCHES • HOMES
LAND • LOANS

800-371-6669

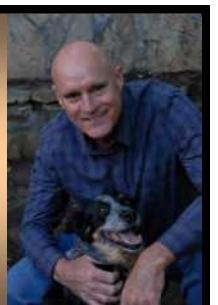
RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBERS

194-020-2300 & 194-020-2400





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

PARCEL: 1940202300

Report generated 8/1/2013 7:32:11 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1940202300

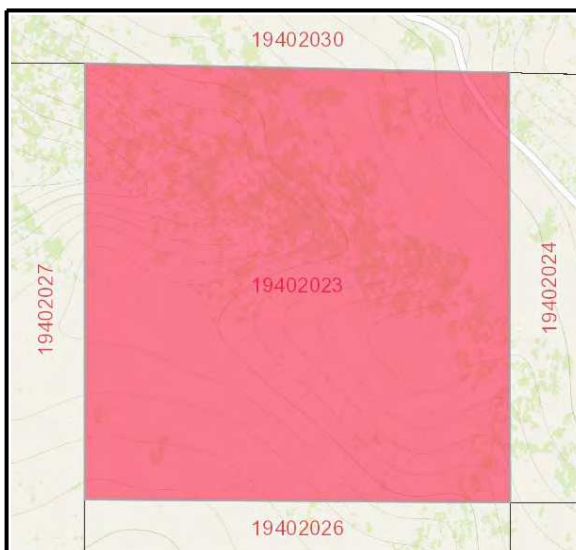
Legal Lot: _____

Community Plan: North Mountain

Planning Group:

Regional Category: Rural

General Plan Designation: RURAL LANDS (RL-80)
1 DU/80 AC



Parcel highlighted in red

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

ZONE		
USE REGULATIONS	A72	
ANIMAL REGULATIONS	O	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	8AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	C
	(Contact your Fire Protection District for additional setback requirements)	
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 "Zone 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) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>



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

PARCEL: 1940202400

Report generated 8/1/2013 7:34:07 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1940202400

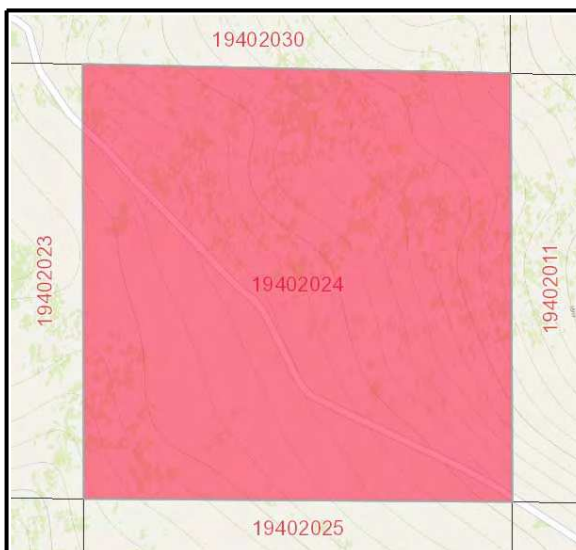
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A72 GENERAL AGRICULTURAL USE REGULATIONS

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)



1940202300

1940202400

△ House

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Google earth

Imagery Date: 8/23/2010 lat 33.202463° lon -116.809759° elev 3199 ft eye alt 5698 ft

635 ft



1940202300

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Imagery Date: 8/23/2010 lat 33.202455° lon -116.811838° elev 3151 ft eye alt 5313 ft



2

2300

1940202400

△ House

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544 ft

5

4

Google earth

Imagery Date: 8/23/2010 lat 33.202525° lon -116.807982° elev 3277 ft eye alt 5313 ft