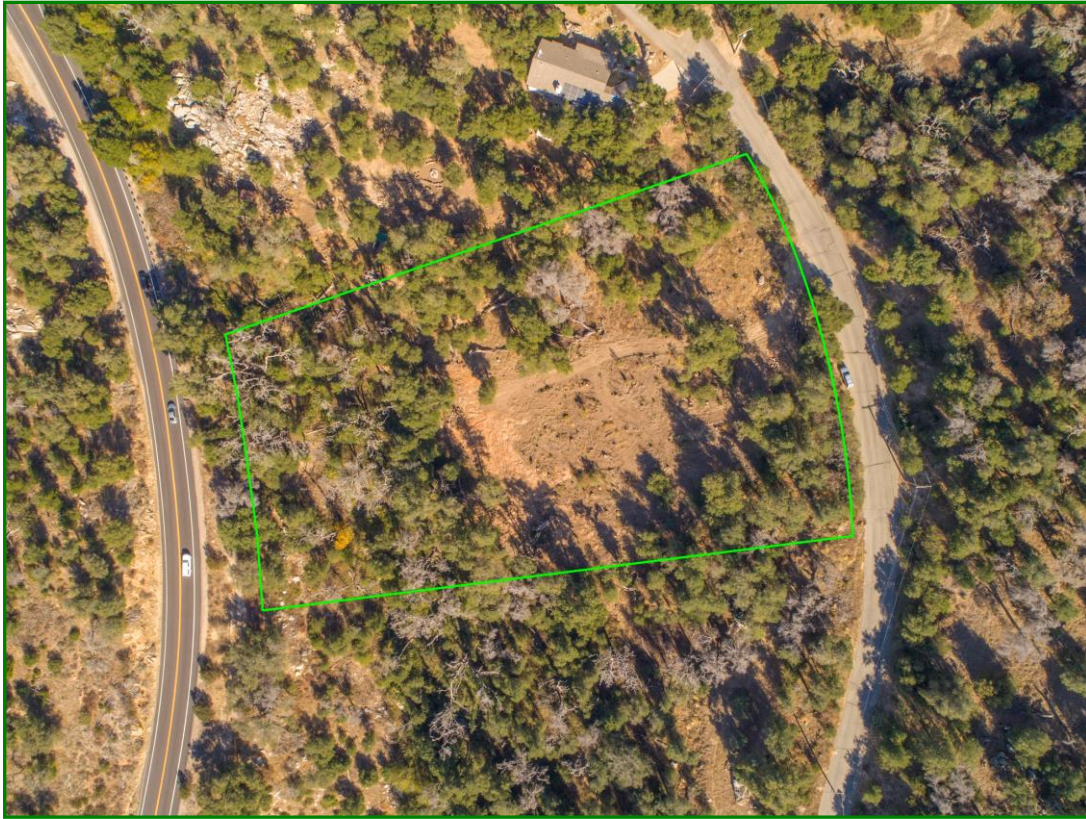




PROPERTY REPORT

ADDRESS: 1210 Riverwood Road, Santa Ysabel, CA 92070

DESCRIPTION: Come and explore all that awaits at this secluded 2.5 acre lot in the highly desirable neighborhood of Wynola Estates in Wynola, a picturesque rural community bridging San Diego County's favorite backcountry destination, Julian, and the cattle ranching community of Santa Ysabel. Easy access from the highway, and graded and cleared lot, makes this parcel very usable. A seasonal creek and lush surrounding oaks add to the beauty and serenity of this property. With a water meter installed, approved septic layout (may need to be updated), and power nearby, it is the perfect place to build your dream home!

PRICE: \$119,000

APN: 248-241-01-00

CONTACT: Meriah Druliner; Meriah@Donn.com; 760-420-5131

2.5 ACRE HOME SITE

APN 248-241-01-00

\$119,000



2.5 ACRE HOME SITE

Tucked away in the quiet neighborhood on Wynola Estates just outside of the Historic Town of Julian, lies this private 2.5 acre lot nestled in a canopy of indigenous oak trees. Access off Highway 78 and paved roads make for easy accessibility. A sloped driveway meanders down to a cleared, usable area with much potential for personalized development. A seasonal creek and lush surrounding woodland add to the beauty and serenity of this property. With a water meter installed, approved septic layout (may need to be updated), and power nearby, it is the perfect canvas to build your dream home!



DRE# 01997162



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Meriah@Donn.com
www.DONN.com

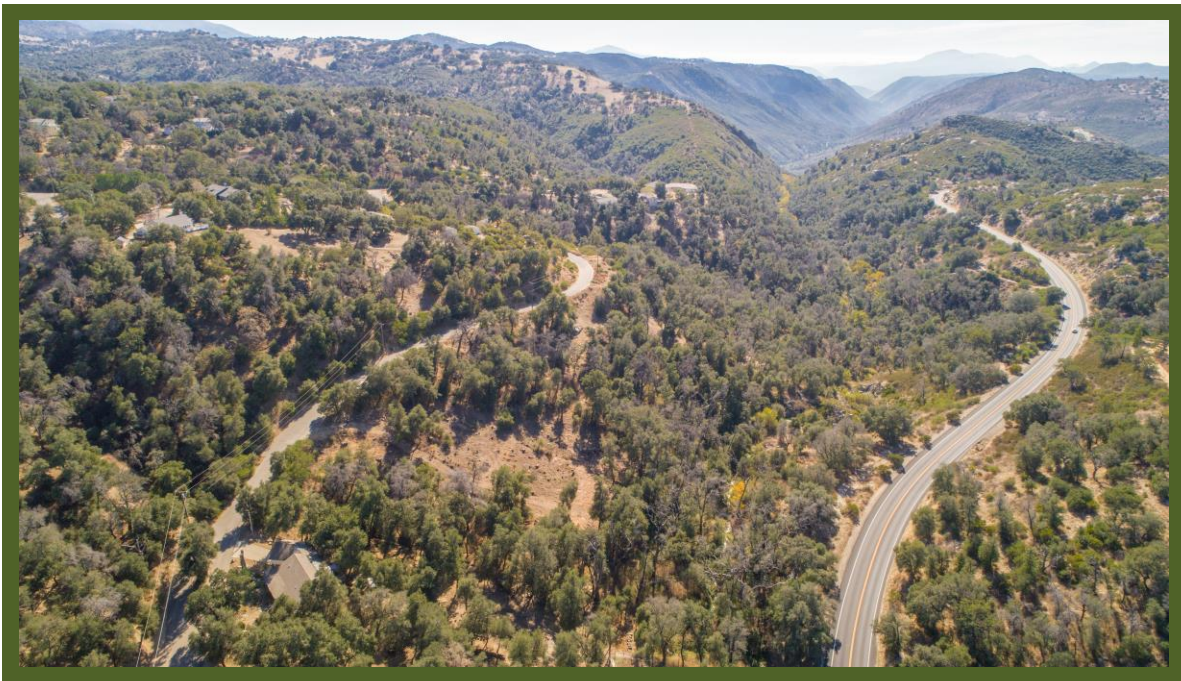
We Know The Backcountry!





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POB 188
Santa Ysabel, CA 92070
800-371-6669
Donn@Donn.com
www.Donn.com

PROPERTY DESCRIPTION



2.5 Secluded Acres
Wynola Estates
248-241-01-00
1210 Riverwood Road
Santa Ysabel, CA 92070



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INTRODUCTION & OVERVIEW

Tucked away in the quiet neighborhood on Wynola Estates just outside of the Historic Town of Julian, lies this private 2.5 acre lot nestled in a canopy of indigenous oak trees. Access off Highway 78 and paved roads make for easy accessibility. A sloped driveway meanders down to a cleared, usable area with much potential for personalized development. A seasonal creek and lush surrounding woodland add to the beauty and serenity of this property. With a water meter installed, approved septic layout (may need to be updated), and power nearby, it is the perfect canvas to build your dream home!

This property is located in the highly desirable area of Wynola, a picturesque rural community bridging San Diego County's favorite backcountry destination, Julian, and the cattle ranching community of Santa Ysabel. High ground water beneath the rolling meadow terrain in the Wynola area supports a healthy and wide range of plant and animal life. Featuring a quaint and thriving commercial village, Wynola is home fine restaurants and lodging accommodations with wineries, art galleries, music and shopping nearby to offer many enjoyable venues from which to discover the fine local artist.

NATURAL SETTING

Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with custom homes and 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 and tourism are the dominant economic activities in the Julian area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and recreational activities 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: 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,



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Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.

****All information contained herein has been obtained from independent sources, including, but not limited to, the Seller and governing agencies. Buyer to investigate Subject Property, including but not limited to, permits, code enforcement, build ability, and utilities with governing authority and/or licensed and bonded professionals.****





2482410100

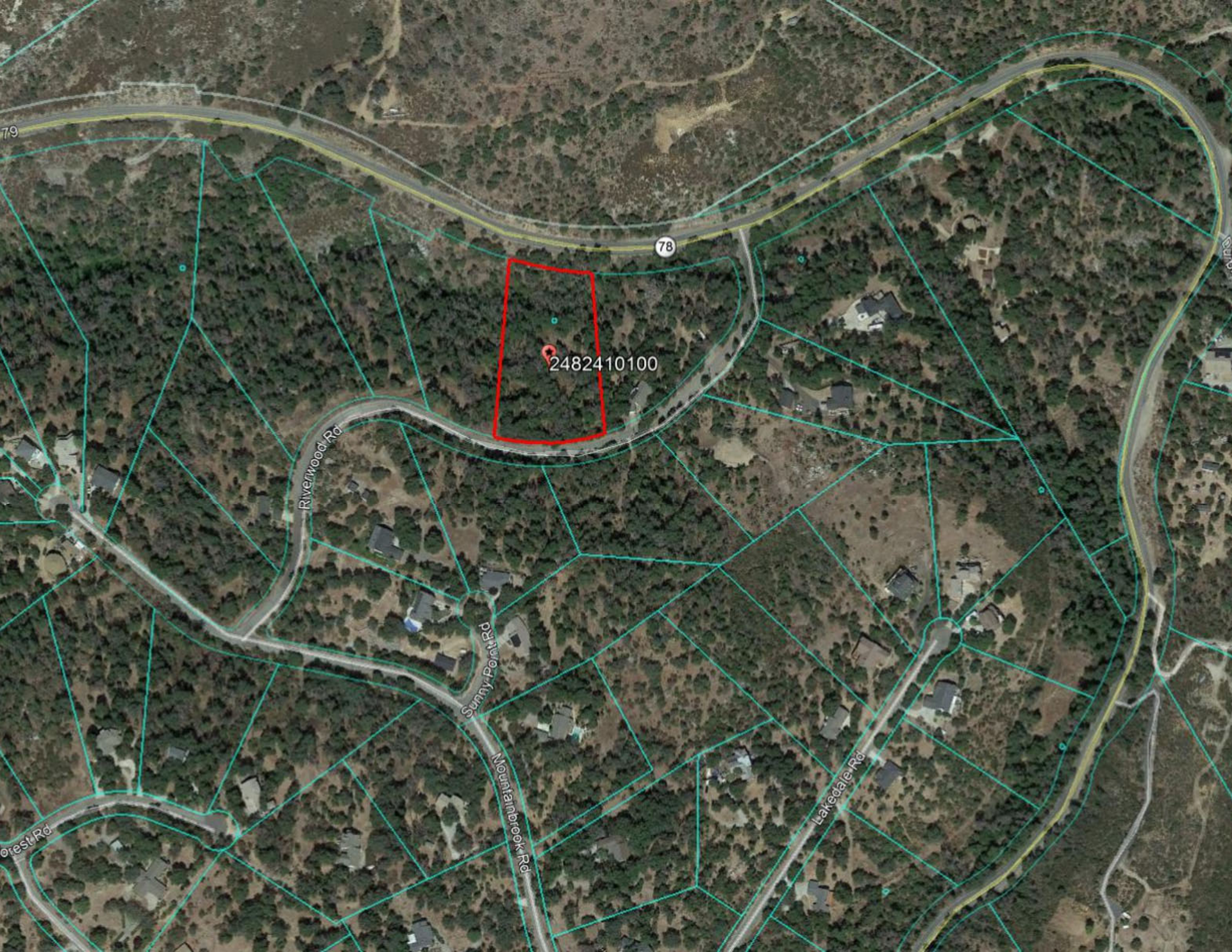
Riverwood Rd



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DAA

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2482410100

Riverwood Rd

Sunny Point Rd

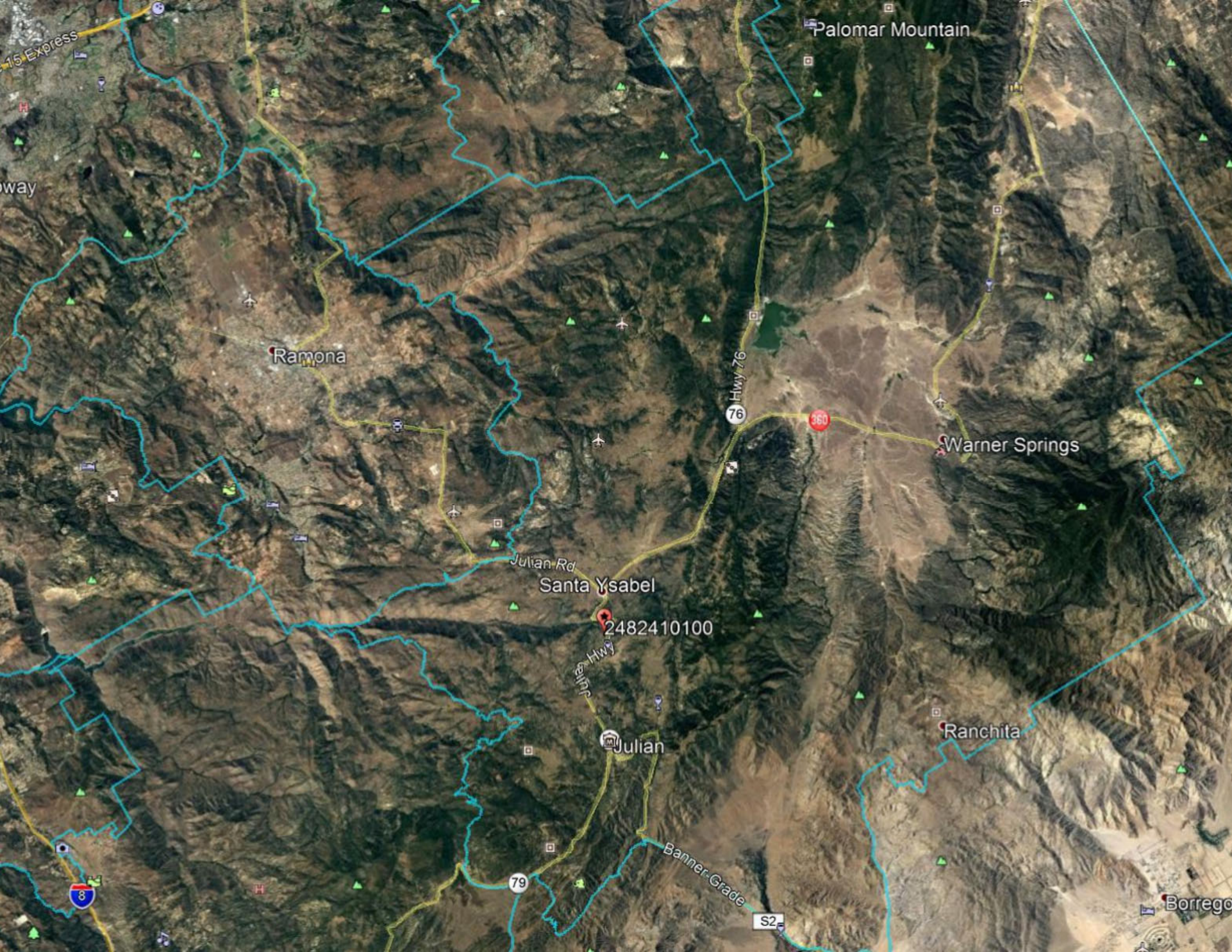
Mountainbrook Rd

Lakewood Rd

78

79

Forest Rd





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:	11/15/2019 8:02:44 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2482410100
Project Name:	

2482410100

General Information

USGS Quad Name/County Quad Number:	Santa Ysabel/68
Section/Township/Range:	27/12S/03E
Tax Rate Area:	89002
Thomas Guide:	/
Site Address:	0 Riverwood Rd Santa Ysabel 92070
Parcel Size (acres):	2.50
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	Wynola (Calif) Water Dist. Land
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Spencer Valley; High Julian Union

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-2) 1 Du/2 Ac
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	Rr
Animal Regulation:	V
Density:	-
Minimum Lot Size:	2Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	B
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic

The site is located within one mile of a State Scenic Highway.	Yes
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	No

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	No
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.	Yes
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Mountains
Vegetation Map	71162 Dense Coast Live Oak Woodland; 77000 Mixed Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)

Geological Formation:	Cretaceous Plutonic
Paleo Sensitivity:	Zero
Paleo Monitoring:	No Monitoring Required

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	No
Soils Hydrologic Group:	B; D
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	Yes: Santa Ysabel

Mineral Resources

The site is located within a Mineral Resource Category.

No Mrz (No Alluvium/No Mines)

Hazard Flooding

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

Yes

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

Hazardous Materials

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

No

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

No

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

No

The site is listed in the EPA's Superfund CERCLIS database.

No

The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.

Please Refer To Aerial Imagery

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

No

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

No

The site is within one mile of a private airport. If yes, list the name of the airport.

No

Hydrology and Water Quality

Hydrologic Unit:	San Diego
Sub-basin:	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	21 To 24 Inches

Noise

The site is within noise contours.	Yes
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Fire Services

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

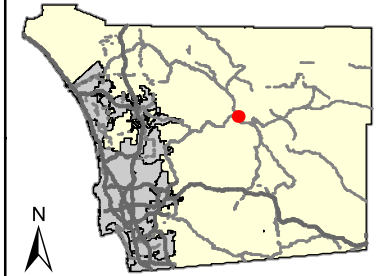
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

CEQA-Public Review Distribution Matrix

The site is located in the Desert.	Yes
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	Yes
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No

2014 ORTHOPHOTO



Legend:

PROJECT AREA

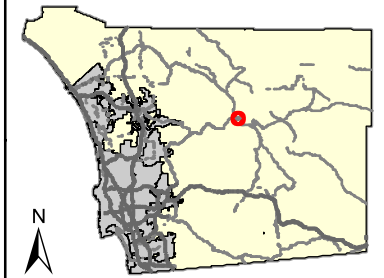
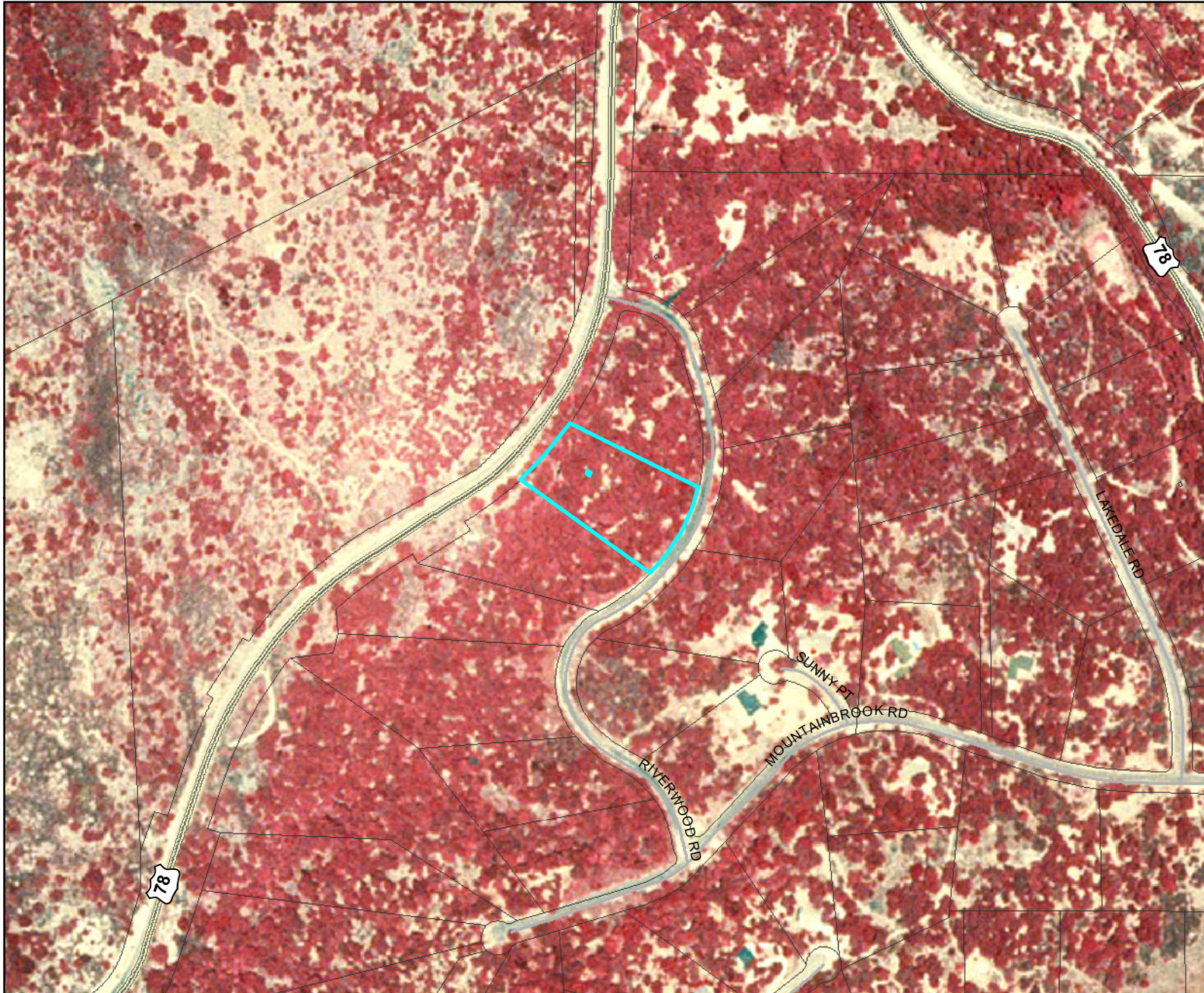
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



This map is generated automatically 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.

Notes:

1997 COLOR INFRARED



Legend:

PROJECT AREA

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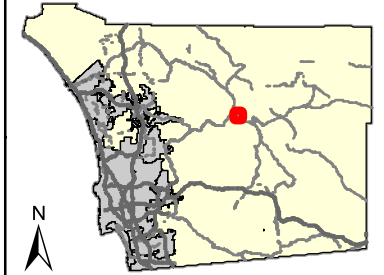
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

1995 AERIAL



Legend:

PROJECT AREA

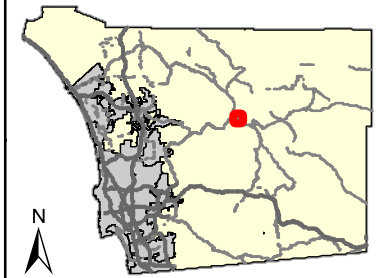
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

TOPO MAP



Legend:

PROJECT AREA

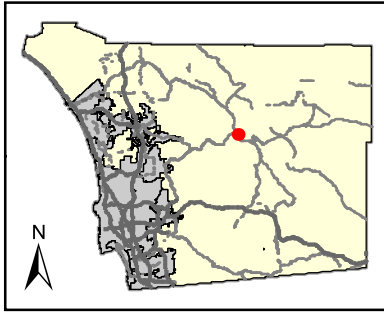
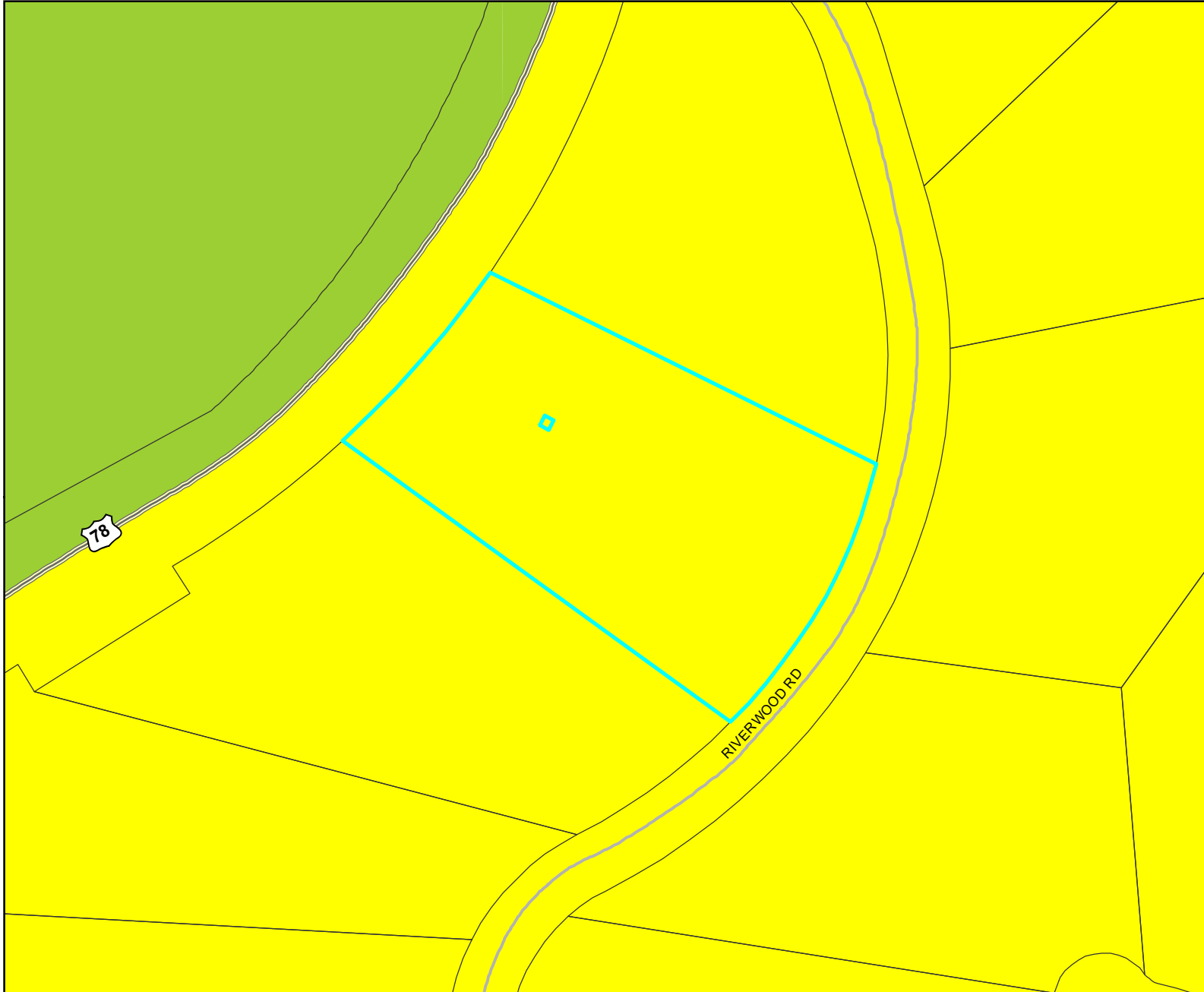
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

ZONING - USE



Legend:

 PROJECT AREA

ZONING

USE REGULATION

- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

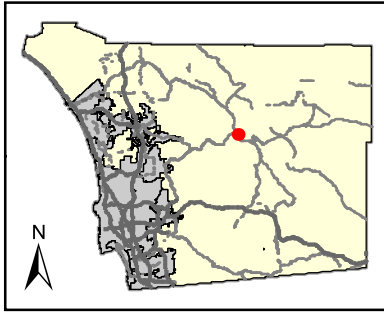
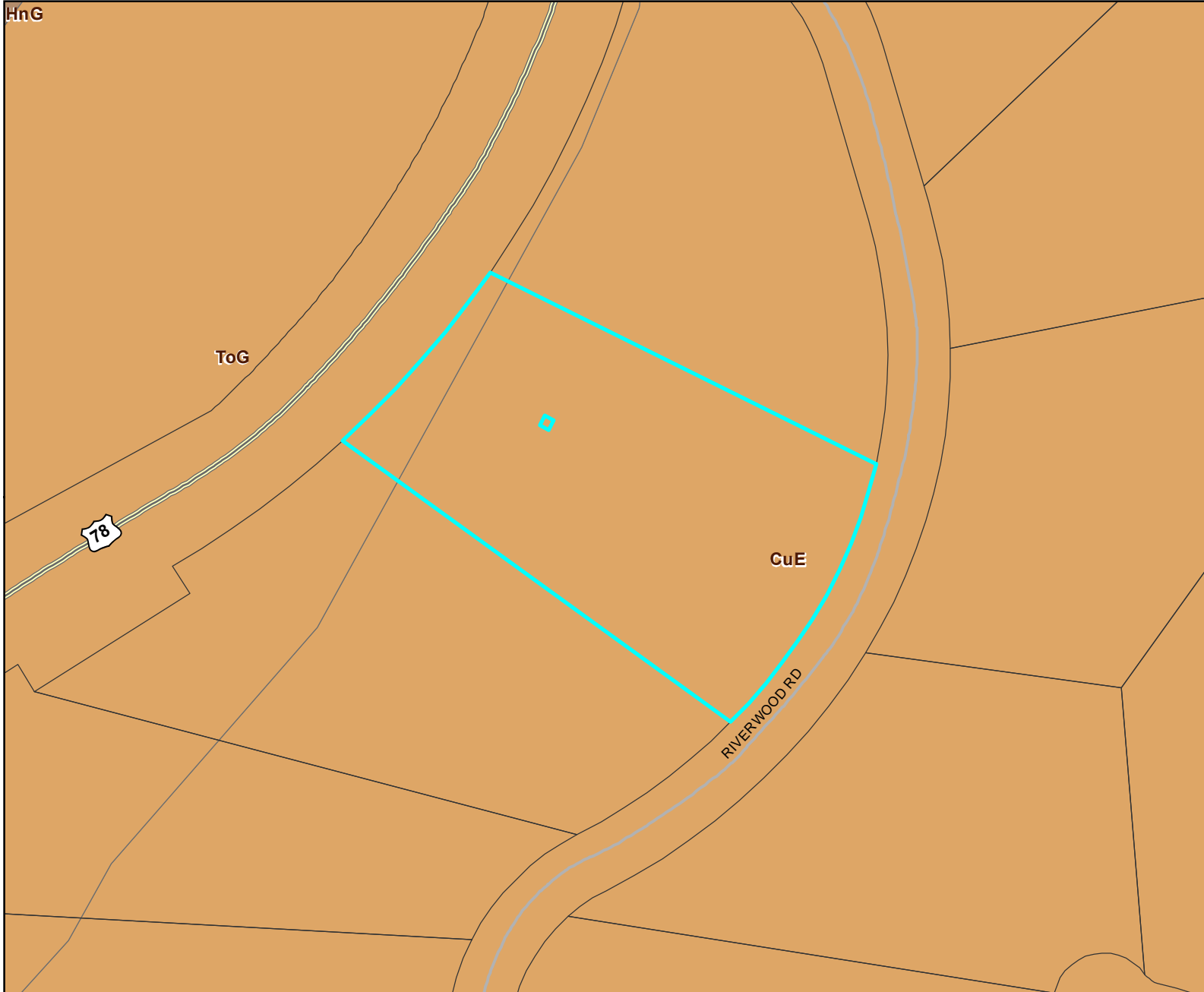
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

SOIL



Legend:

- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.015 0.03 0.045 0.06 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services

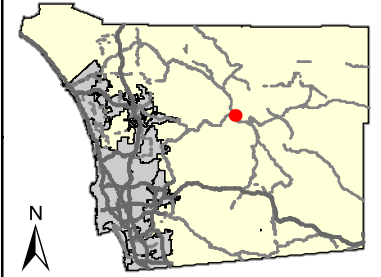


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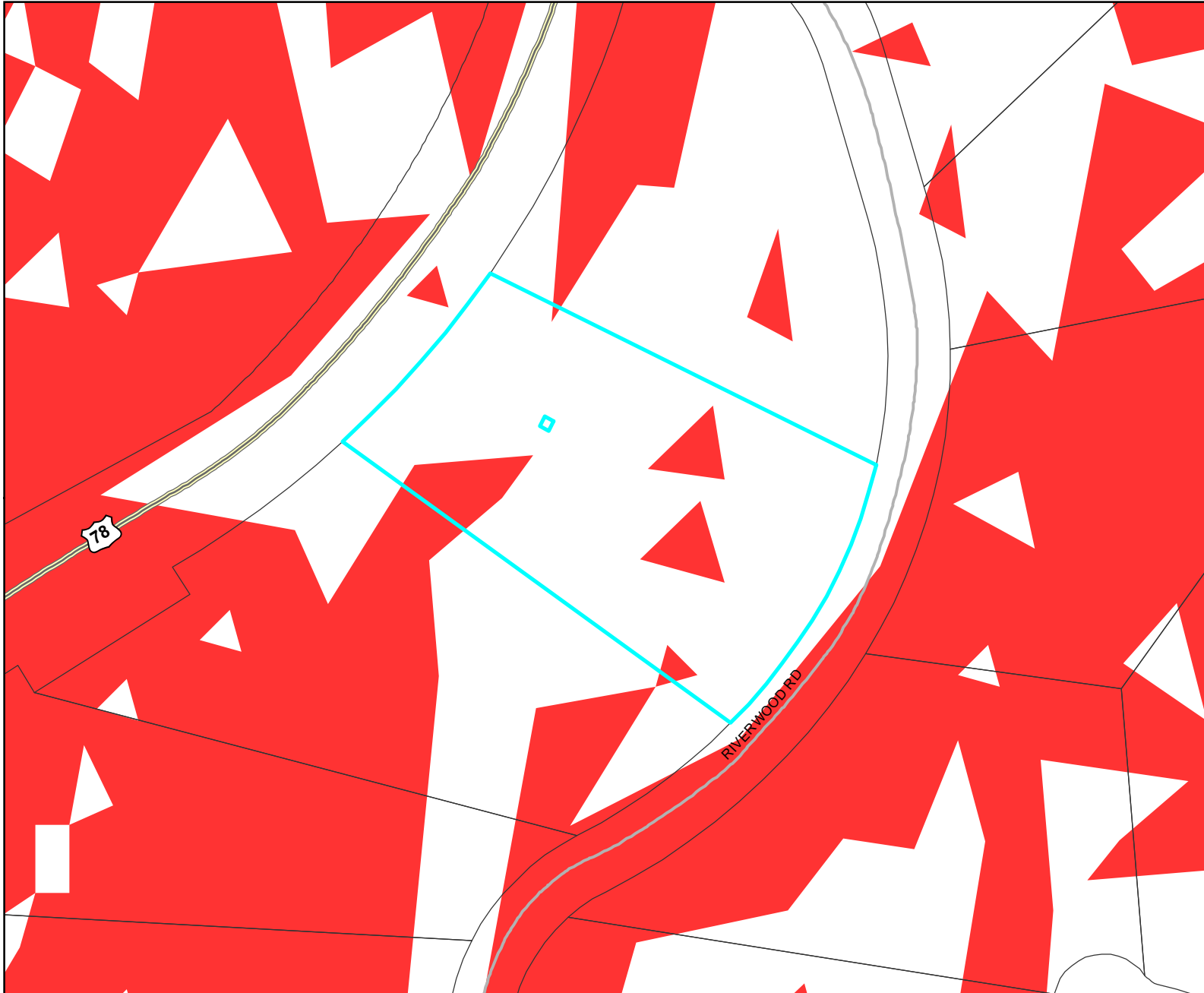
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CuE	Crouch rocky coarse sandy loam, 5 to 30 percent slopes	6e-7(20)	25	Low	Severe 16
ToG	Tollhouse rocky coarse sandy loam, 30 to 65 percent slopes	7e-7(20)	<5	Low	Severe 1

STEEP SLOPES



Legend:

-  PROJECT AREA
-  STEEP SLOPE (> 25%)



0 0.015 0.03 0.045 0.06 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes: