



# **PROPERTY REPORT**

**ADDRESS:** 0 Mizpah Spur, Descanso, CA 91916

**DESCRIPTION:** This stunning 4<sup>+/-</sup> ACRE *home site* is located in the heart of San Diego County's horse country. This beautiful view property is a scenic 45 minute drive east of the San Diego metropolitan area at the southern base of the Cuyamaca Mountain Range.

**PRICE:** \$225,000

**APN:** 407-090-38-00

**MLS:** 100030560

**CONTACT:** Donn Bree; [Bree@Donn.com](mailto:Bree@Donn.com); 888-366-6273 *cell*; 800-371-6669 *office*.

# Descanso Acreage

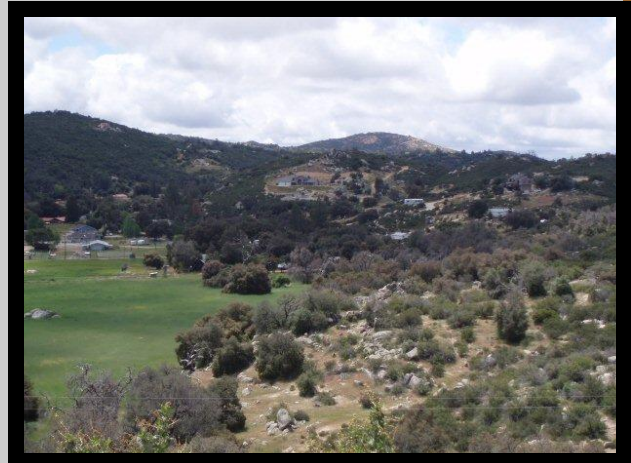
*Mizpah Spur, Descanso, CA 91916*



This stunning 4<sup>+</sup> ACRE *home site* is located in the heart of San Diego County's horse country. This beautiful view property is a scenic 45 minute drive east of the San Diego metropolitan area at the southern base of the Cuyamaca Mountain Range. This scenic setting is a short walk to the staging area entering Cuyamaca State Park.

The home site has been graded. A **permitted septic system is installed**. All utilities are available at the property. A large drain system has been installed to drain water off of the pad. A water well will need to be drilled, however, there is ample water in the immediate area.

**\$225,000**



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CREB# 01109566

**DONN BREE**



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**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

**Donn@Donn.com**

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*We Know The Back Country!*



# Assessors Parcel Number (APN) 407-090-38-00

Topographically, the property is sloped with southern exposure. Beyond and below the home, one enjoys a commanding view of the Descanso Valley and the southern end of Cuyamaca State Park. Large, mature oaks and chaparral dominate the indigenous landscape. Great consideration was given to the natural beauty of this property when incorporating the improvements. Wildlife is abundant near the property: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.





Media: 12

**Lot/Land**

MLS #: **100030560**  
 APN: **407-090-38-00**  
 Listing Type: **Exclusive Right (R)**  
 Ownership:

Status: **Active**

SP:

LP: **\$249,000**Orig.Price: **\$275,000**

List Date: **05/20/2010** MT: **88**  
 AMT: **88**

Address: **00 Mizpah Spur**City: **Descanso**Parcel Map #: **40709**

Tentative Parcel Map #:

APN #2:

APN #3:

APN #4:

Water District: **DSC**

School District:

Age Restrictions: **N/K**Sign on Property: **Y**Lot Size: **4+ to 10 AC**Zip: **91916** MapCode: **1236B1**Community: **DESCANSO**Neighborhood: **Descanso**

Complex/Park:

Jurisdiction:

Cross Streets: **Mizpah**

Zoning:

Acres: **4.16****REMARKS AND SHOWING INFO**

This stunning 4+/- ACRE home site is located in the heart of San Diego County's horse country. This is the last property in the area near Cuyamaca State Park. The home site has been graded. A permitted septic system is installed and cleared with county. All utilities are available at the property. A large drain system has been installed to drain water off of the pad. A water well will need to be drilled, however, there is ample water in the immediate area.

Directions to Property: **From CA-79/Japatul Valley Rd, Left onto Riverside Dr (becomes Viejas Blvd), Left onto Mizpah Ln, Left onto Mizpah Spur**

Mandatory Remarks: **None Known****FEES, ASSESSMENTS AND TERMS**H.O. Fees: **\$0**Other Fees: **\$0**CFD/Mello Roos: **\$0**

Paid:

Paid:

Paid:**N/K**

HO Fees Include:

Other Fees Type:

Total Monthly Fees: **\$0**

Assessments:

Terms: **Cash****SUPPLEMENTAL REMARKS**

Topographically, the property is sloped with southern exposure. Beyond and below the parcel, one enjoys a commanding view of the Descanso Valley and the southern end of Cuyamaca State Park. Large, mature oaks and chaparral dominate the indigenous landscape. Great consideration was given to the natural beauty of this property when incorporating the improvements. Wildlife is abundant near the property: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.





4070903800

Mizpah Ln

Spargur Rd

Vicjas Blvd

Highland Dr

Image U.S. Geological Survey  
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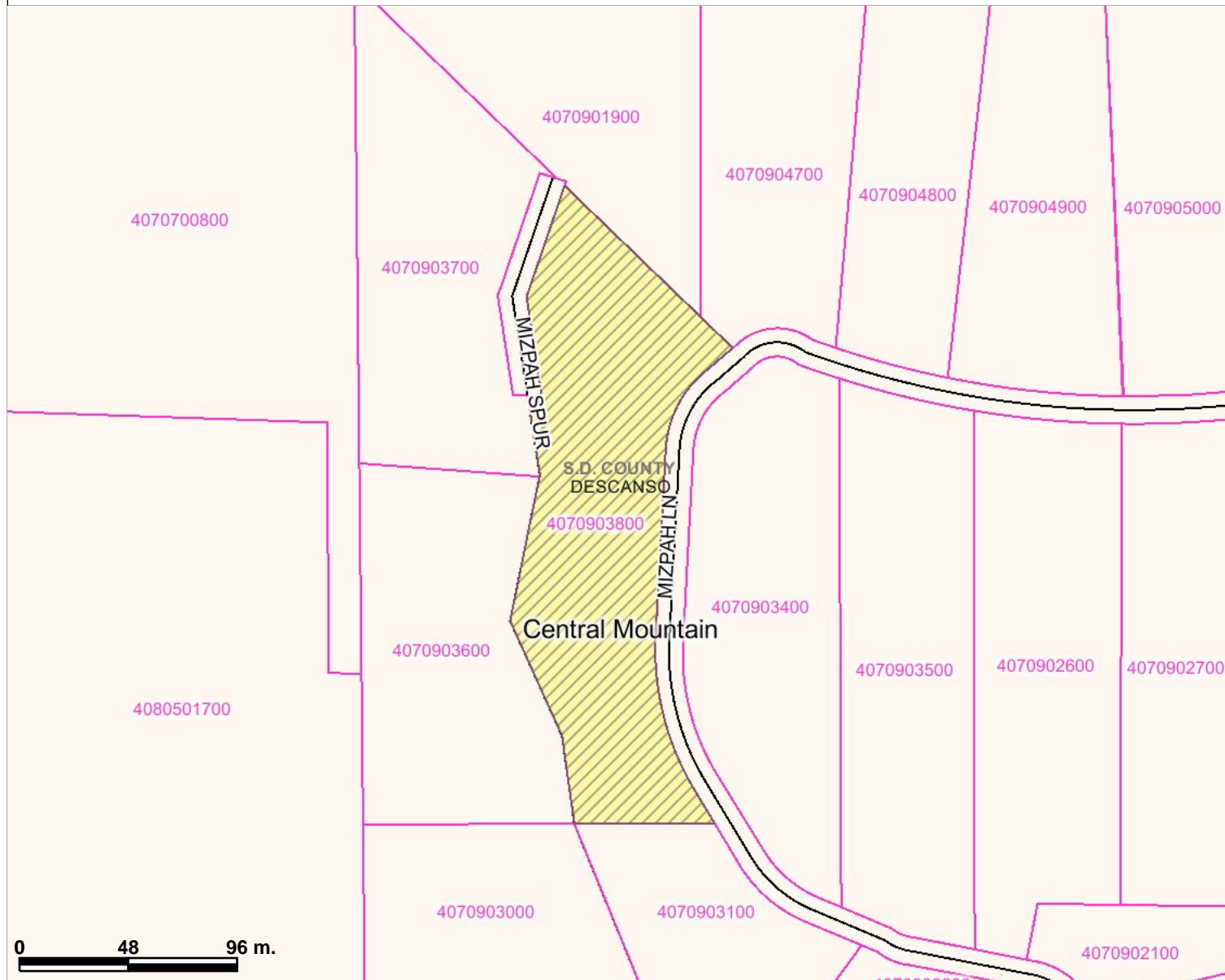
© 2009 Google

Date: Feb 29, 2008

32°51'42.81" N 116°36'32.67" W elev 3542 ft

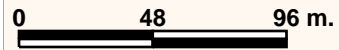
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# Theisen



## Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Discretionary Permit Labels**
- Discretionary Applications**
- ▲ Done
- Open
- X Cancelled/Expired/Void
- ? Unknown
- . Other
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area**
- Community Planning Areas
- Incorporated Areas**
- S.D. COUNTY
- Other



Scale: 1:2,713

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## Parcel Profile Results

APN 407-090-38-00 Profile:

### ZONING

Use Reg	S92
Animal Reg	W
Density	.25
Lot Size	4AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	CENTRAL MOUNTAIN
Plan Group	DESCANSO

### **GEOCODES**

<b>Fire Protection District</b>	RURAL FIRE PROTECTION DISTRICT
<b>Local Park Planning Area</b>	CENTRAL MOUNTAIN
<b>Tax Rate Area</b>	TAX RATE AREA 91070
<b>Unified School District</b>	UNIFIED MT EMPIRE
<b>Watershed</b>	Descanso Hydrologic Sub Area

## **S92 GENERAL RURAL USE REGULATIONS**

### **2920 INTENT.**

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are Intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

### **2922 PERMITTED USES.**

The following use types are permitted by the S92 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

(Added by Ord. 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. 9101 (N.S.) adopted 12-8-99)

### **2923 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the S92 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. 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 or Large "2"
  - Recycling Processing Facility, Wood and Green Materials "3"

(Added 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. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

#### 2925 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S92 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

(Added 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)

#### 2926 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 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

- Parking 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.
  - 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)

(Added 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 4-25-64)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)


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[Summary](#)

### Permit Summary

Permit:	LBCC 917		
Description:	BOUNDARY ADJUSTMENT		
Project:	BOUNDARY ADJUSTMENT		
Status:	EXPR	Entered:	20-Jul-2007
Issued:	20-Jul-2007	Completed:	
Decision:			
Expiration:	19-Jul-2008	Next Renewal:	20-Jul-2007
Location Desc.:	9784 MIZPAH SPUR & 9822 MIZPAH LN, DESCANSO		

### Permit Manager

Permit Name:	ROBERT THEISEN		
Lead Person:	LDECLUE - DECLUE,LANCE		
Default Inspector:			
Issued Date:	20-Jul-2007	Expiration Date:	19-Jul-2008
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

[GIS Parcels](#)

### Parcel Information

Address	APN	
<a href="#">9784 MIZPAH SPUR</a>	<a href="#">407-090-37-00</a>	<a href="#">GIS Parcel</a>
<a href="#">9822 MIZPAH LN</a>	<a href="#">407-090-38-00</a>	<a href="#">GIS Parcel</a>

### Scope of Work

**PROJECT DESCRIPTION:**

Boundary adjustment to place existing well onto property it serves.

**CONDITIONS OF APPROVAL:**

### Applicant Information

Company:			
Applicant:	THEISEN FAMILY TRUST 04-29-01		
Representative:			
Title:			
Address:	4543 DEL MONTE AVE		
City / State / ZIP:	, 92107		
Work Phone:		Extension:	
Home Phone:		FAX:	

E-Mail:	
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Contact Information	
Company:	
Name:	MONUMENT PEAK
Representative:	LEE MCCOMB
Title:	CONTACT
Address:	PO BOX 1956
City / State / ZIP:	JULINA, CA, 92036
Work Phone:	Extension:
Home Phone:	FAX:
E-Mail:	

Permit Owner
There is no permit owner.

Professionals / Contractors	
MONUMENT PEAK PO BOX 1956 JULINA, CA 92036 RCE - REGISTERED CIVIL ENGINEER License: 4441 Expires:	Phone: 760.765.1951

Structure Classification	
Initial Value: \$0.00	Calculated Value: \$0.00
Standard Plan:	Public Project:
# of Structures:	# of Res. Units:
Total Floor Area:	
Model:	

Occupancy Group	Construction Type	Structure Class
None attached.	None attached.	None attached.

Fees			
Fee Code	Description	Fee Amount	Amount Due
There is no fee information available for this application.			

Conditions of Approval			
Seq.	Condition	Description	Status
There are no conditions for this application.			

Inspections							
Inspection	Result	Completed Date	Completed By	Schedule	CORR		
					O	C	N

There is no Inspection information available for this application

Activities					
Description	Assigned	Est. Completion	Target End	Decision	Decision Date
<a href="#">PROJECT DESIGN REVIEW</a>	SGRACIEH	19-Aug-2007	19-Aug-2007	6LAPPROVED	16-Aug-2007

Comments

There is no comment information available for this application.

Utility Clearances

There is no Utility Clearance information available for this application.

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