

# DONN BREE



**RANCHES ▪ HOMES  
LOTS ▪ LOANS**

# 800-371-6669

## PROPERTY REPORT

**ADDRESS:** 0000 Crestline Rd., Palomar Mountain, CA 92060

**DESCRIPTION:** The 180 degree view, spans from Vulcan Mtn. to the peak of Angel Mountain down Pauma Valley all the way to Carlsbad and the Pacific Ocean. This parcel offers the opportunity to enjoy all four of nature's breathtaking seasons. Have the opportunity to play in the snow during the winter. Watch fall color changes and enjoy the crisp morning air. Picnic in the cool summer weather, or smell spring's fresh mountain air. This .86 acres of south facing grade offers both meadows and trees. Property is private.

**PRICE:** \$59,900

**APN:** 135-410-4900

**MLS:** 090061832

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

# Palomar Mountain Parcel



## Stunning view property

The 180 degree view spans the peak of Angel Mountain, down Pauma Valley all the way to Carlsbad and the Pacific Ocean. This parcel offers the opportunity to enjoy all four of nature's breathtaking seasons. Have the opportunity to play in the snow during the winter. Watch the fall color changes and enjoy the crisp morning air. Picnic in the cool summer weather, or smell spring's fresh mountain air. This .86 acres of south facing grade offers both meadows and trees. Property is private but not secluded. *Call us for additional information or a showing today!*

**\$59,900**



- .86 acres
- Great views
- South
- Trees
- Meadows
- Private



	<h1>Donn Bree</h1> , Ph. D., G.R.I.	
	PO Box 188 Santa Ysabel, CA 92070 Donn@Donn.com <a href="http://www.Donn.com">www.Donn.com</a>	
	<h2>800-371-6669</h2> <p>CREB # 01109566</p>	

# Assessor's Parcel Number (APN)

135-410-49-00





Media: 17

**Lot/Land**

MLS #: **090061832**  
 APN: **135-410-49-00**  
 Listing Type: **Exclusive Right (R)**  
 Ownership: **Fee Simple**

Status: **Active**

SP:

LP: **\$59,900**Orig.Price: **\$59,900**List Date: **10/31/2009**MT: **2**AMT: **3**Address: **0000 Crestline**City: **Palomar Mountain**Parcel Map #: **135**

Tentative Parcel Map #:

APN #2:

APN #3:

APN #4:

Water District: **CRM**

School District:

Age Restrictions: **N/K**Sign on Property: **Y**Lot Size: **4,000-7,499 SF**Zip: **92060** MapCode: **1052G4**Community: **PALOMAR MTN**Neighborhood: **Birch Hill**

Complex/Park:

Jurisdiction:

Cross Streets: **Birch Hill**Zoning: **RR**Acres: **0.86****REMARKS AND SHOWING INFO**

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Directions to Property: Take Crstline Rd. to Palomar water district site. Directly across from water district is an asphalt Rd. Walk to property.

**FEES, ASSESSMENTS AND TERMS**

H.O. Fees: **\$0**  
 Other Fees: **\$0**

Paid:  
 Paid:

HO Fees Include:  
 Other Fees Type:

CFD/Mello Roos: **\$0**Paid: **N/K**Total Monthly Fees: **\$0**

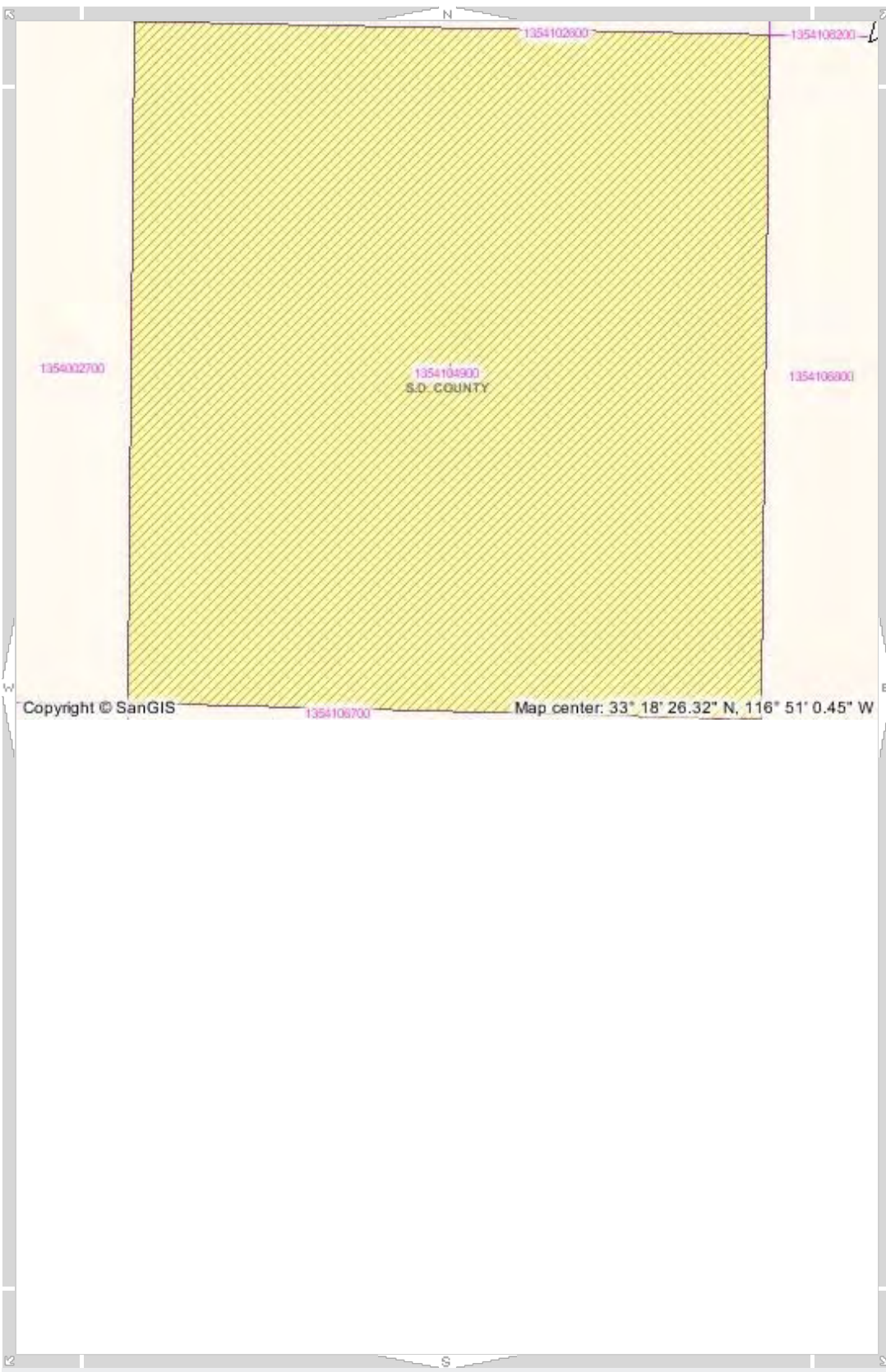
Assessments:

Terms: **Cash, Seller May Carry****SUPPLEMENTAL REMARKS**



# Property Profile Map

Layers Legend Locate Property Profile Help



## Parcel Profile Results

APN 135-410-49-00 Profile:

### ZONING

Use Reg	RR.25
Animal Reg	Q
Density	.25
Lot Size	4AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	H
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	NORTH MOUNTAIN
Plan Group	PALOMAR MOUNTAIN

### GEOCODES

Fire Protection District	CSA 110 (PALOMAR MTN.)
Local Park Planning Area	PAUMA
Tax Rate Area	TAX RATE AREA 94171
Unified School District	UNIFIED VALLEY CENTER-PAUMA
Watershed	La Jolla AmagoHydrologic Sub Area

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Map center: 33° 18' 26.32" N, 116° 51' 0.45" W

Scale: 1:

Map Tool: **Select Property**

## **RR RURAL RESIDENTIAL USE REGULATIONS**

(# = Number which denotes approximate dwelling units per acre.)  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

### **2180 INTENT.**

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

### **2182 PERMITTED USES.**

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

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops  
(Amended by Ord. No. 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)

### **2183 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the RR 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.
  - Recycling Collection Facility, Small "2"  
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

**2184 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the RR 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
- c. Commercial Use Types.
  - Cottage Industries (see Section 6920)
  - (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. 7790 (N.S.) adopted 8-01-90)
  - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
  - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

**2185 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the RR 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
  - Law Enforcement Services
  - Lodge, Fraternal and Civic Assembly
  - Major Impact Services and Utilities
  - Parking Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Participant Sports and Recreation: Outdoor
  - Transient Habitation: Campground (see Section 6450)
  - Transient Habitation: Resort (see Section 6400)
  - Wholesaling, Storage and Distribution: Mini-Warehouses
  - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

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. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)



1354104900

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73 m

Imagery Date: Feb 2006

33°18'26.59" N 116°51'00.09" W elev 1689 m

Eye alt 1.90 km



Birch Hill Rd

1354104900

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141 m

Imagery Date: Feb 2006

33°18'28.51" N 116°50'56.19" W elev 1710 m

Eye alt 2.11 km