



PROPERTY REPORT

ADDRESS: HIGHWAY 76, PAUMA VALLEY CA 92061

DESCRIPTION: Rolling hills and pastures create a country living
ambiance that is also close to modern conveniences!

PRICE: \$1,500,000.00

APN: 135-210-92-00

MLS: 090031083

CONTACT: Emily Dreiling; edreiling@wildblue.net; 760-427-3928 cell; 800-371-6669 office.

Cuca Ranch acreage



62.96 acres offered in desirable Rancho Cuca. **Rolling hills** and **pastures** create a country living ambiance that is also close to modern conveniences. Flexible **Agricultural 70** zoning allows for many potential uses. Elevation of approximately 820 ft. is sought after for farming endeavors. Property has **well** for Agriculture install, and is approximately 400 ft. in depth. This property has 166 ft. of **highway 76 frontage** and is accessible along entire northern boundary with a well maintained Rd.

\$ 1,500,000



Emily Dreiling

POB 188
Santa Ysabel, Ca. 92070

EDreiling@wildblue.net

800-371-6669

CREDIT # 0109566

FOR SALE



RANCHES - HOMES
LOTS - LOANS

1-800-371-6669

ASSESSORS PARCEL NUMBER'S

135-210-92-00





Media: 11

Lot/Land Status: **Active**
MLS #: **090031083** SP:
APN: **135-210-92-00**
Listing Type: **Exclusive Right (R)**
Ownership:

LP: **\$1,500,000**
Orig.Price: **\$1,500,000**
List Date: **05/29/2009** MT: **2**
EO: **N** LS: **N** AMT: **2**

CBB\$: CBB%: **3.00%** CVR: **N**
Address: **000 Highway 76**
City: **Pauma Valley**
Parcel Map #: **135**
Tentative Parcel Map #:
APN #2:
APN #3:
APN #4:
Water District: **OUT**
School District:
Age Restrictions: **N/K**
Sign on Property:

Court/Lndr Apprvl Needed: **N**
Possession:
Lot Size: **20+ AC**
Acres:
Zip: **92061** MapCode: **0409G7**
Community: **PAUMA VALLEY**
Neighborhood: **Rancho Cuca**
Complex/Park:
Jurisdiction:
Cross Streets: **S6**
Zoning:
Prop.Mgmt.Co:
Prop.Mgmt.Phn:

REMARKS AND SHOWING INFO

62.96 acres offered in desirable Rancho Cuca. Rolling hills and pastures create a country living ambiance that is also close to modern conveniences. Flexible Agricultural 70 zoning allows for many potential uses. Elevation of approximately 820 ft. is sought after for farming endeavors. Property has well for Agriculture install, and is approximately 400 ft. in depth. This property has 166 ft. of highway 76 frontage and is accessible along entire northern boundary with a well maintained Rd.

Confidential Remarks:

Directions to Property: **Property Located approx. one mile east of S6(south grade)of Palomar Mtn. on Southside of HWY 76. Take East Cuca Ranch entrance.**

Showing Instructions: **An agent must accompany all showings.Keys at listing office for locked gates**

Occupied: **Vacant** Occupant: **Flora and Fauna** Occupant Phone: **760-427-3928**
Mandatory Remarks: **, None Known**

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Emily Dreiling (101274)** Agent Phone: **(760) 427-3928** Add'l Phone: **(760) 765-4666**
2nd Agent: **Donn Bree (150902)** 2nd Agt Phone: **(760) 765-4666** 2nd Add'l Phone: **(760) 518-6669**
Listing Office: **Chameleon/Red Hawk Realty** Office Phone: **(760) 765-4666** Broker Office ID: **15575**
Email: **edreiling@wildblue.net** Fax: **(760) 782-9174** Pager:

SOLD INFORMATION

Off Market Date: Close of Escrow: Expiration Date: **12/31/09** Sale Price:
Selling Agent #: Selling Agent Name: SA Phone: Financing:
Selling Office #: Selling Agent Office: SO Phone:
Concessions:

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00** Paid: HO Fees Include:
Other Fees: **\$0.00** Paid: Other Fees Type:
CFD/Mello Roos: **\$0.00** Paid: **N/K**
Total Monthly Fees: **\$0** HOA: HOA Phone:
Assessments:

Terms:

MLS#: 090031083

000 Highway 76

LP: \$1,500,000

SITE FEATURES

Approx # of Acres: Water: **Well/Irrigation Only** Approved Plan:
Approx Lot SqFt: Highest Best Use:
Approx Lot Dim: Sewer/Septic: **Perc Test Required** Current Use:
Lot Size: **20+ AC** Additional Land Use: **Ranch/Farm**
Land Use Code:
Animal Designator Code:
Frontage Length: **166**
Frontage: **Other/Remarks** Boat Facilities:
Fencing: **Full, Gate** Lot Size Source: **City/County Records**
Irrigation: **N/K** Pool:
Pool Heat:
View: Development:
Topography: **Level, Rolling**
Prop Restrictions Known:
Structures:
Site:
Complex Features:
Miscellaneous:
Utilities Available: **Above Ground, Electric, Telephone**
Utilities to Site: **Electric, Telephone**

SUPPLEMENTAL REMARKS

Listing agent willing to show property to all prospective buyers. Please call for property report and aerial photos with APN overlay. Buyer to verify all information.

Parcel Profile Results

APN 135-210-92-00 Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	.125
Lot Size	8AC
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	PALA-PAUMA
Plan Group	PALA-PAUMA

GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Local Park Planning Area	PAUMA
Tax Rate Area	TAX RATE AREA 94160
Unified School District	UNIFIED VALLEY CENTER-PAUMA
Watershed	Pauma Hydrologic Sub Area
Wetlands	CONTAINS WETLANDS

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are Intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 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
 - 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. 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. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 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)

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)