



# ***PROPERTY REPORT***

**ADDRESS:** 0 Montezuma Valley Road, Ranchita, CA 92066

**DESCRIPTION:** 80.00 ACRE potential ranch site near Warner Springs, California.

Larger parcels with mostly usable acreage are difficult to find and are rarely available.

**PRICE:** **\$179,000**

**APN:** 196-150-19-00

**MLS:** 100043757

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

# RANCHITA ACREAGE



**\$179,000**

**80.00 ACRE** potential ranch site near Warner Springs, California. This scenic and usable property is located approximately 15 miles southeast of the Hwy 79 and S2 junction on the east side of San Felipe Road (S2) in the San Diego backcountry community of Ranchita. Topographically, the site is gently rolling and mostly usable. Wildlife is abundant on the ranch: deer and turkey roam freely, while raptors and other rare species of animals can be found on and around the site. The Ranchita valley, an ancient lake basin, is known for good ground water. Larger parcels with mostly usable acreage are difficult to find and are rarely available.



[www.Donn.com](http://www.Donn.com)

CREB# 01109566

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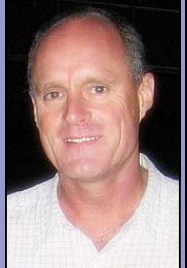
**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

**Donn@Donn.com**

Www.DONN.com

**We Know The Back Country!**



# Assessor Parcel Number (APN)

196-150-19-00



**There are many recreational activities available in the surrounding area: golfing at Warner's Ranch and Borrego Springs resorts; hiking and horseback riding along the California Riding and Hiking Trail and the Pacific Crest Trail, exploring Cuyamaca State Park, Anza Borrego State Park, and the Volcan Mountain Preserve; hunting and fishing, dining, and a variety of other opportunities for each family member are only minutes driving time away. The newly opened Santa Ysabel Open Space Preserve offers excellent horseback riding and hiking trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 40 minutes away. Come enjoy all for seasons in San Diego county.**





Media: 24

**Lot/Land**

MLS #: **100043757**  
 APN: **196-150-19-00**  
 Listing Type: **Exclusive Right (R)**  
 Ownership:

Status: **Active**

SP:

LP: **\$179,000**Orig.Price: **\$179,000**List Date: **07/21/2010** MT: **1**  
AMT: **1**Address: **0 Montezuma Valley Rd**City: **Ranchita**Parcel Map #: **196**

Tentative Parcel Map #:

APN #2:

APN #3:

APN #4:

Water District: **OUT**

School District:

Age Restrictions: **N/K**

Sign on Property:

Lot Size: **20+ AC**Zip: **92066** MapCode: **0409L9**Community: **Ranchita**Neighborhood: **RANCHITA**

Complex/Park:

Jurisdiction:

Cross Streets: **Skyway**Zoning: **A70**Acres: **80.00**

<b>REMARKS AND SHOWING INFO</b>
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**80.00 ACRE potential ranch site near Warner Springs, CA. Topographically, the site is gently rolling and mostly usable. This scenic property is located approximately 15 miles southeast of the Hwy 79 and S2 junction on the east side of San Felipe Road (S2) in the San Diego backcountry community of Ranchita. Larger parcels with mostly usable acreage are difficult to find and are rarely available.**

Directions to Property: **From Hwy79 turn Rt @S2, 4.6ml to Montezuma Valley Rd Lt, 4ml to dirt rd on Rt after fence, turn Rt on dirt rd .7ml to NE corner.**

Mandatory Remarks: **None Known**

<b>FEES, ASSESSMENTS AND TERMS</b>
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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**

<b>SUPPLEMENTAL REMARKS</b>
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Prepared by: Donn Bree, GRI  
 DRE Lic.#: 01078868

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Thursday, July 22, 2010  
 02:23 PM

MLS#: 100043757	0 Montezuma Valley Rd	LP: \$179,000
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SITE FEATURES		
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Approx # of Acres: <b>80.00</b>	Water: <b>N/K</b>	Approved Plan:
Approx Lot SqFt:		Highest Best Use:
Approx Lot Dim:	Sewer/Septic	Current Use:
Lot Size: <b>20+ AC</b>	<b>Other/Remarks</b>	
Land Use Code:		Additional Land Use: <b>Ranch/Farm</b>
Animal Designator Code: <b>O</b>		
Frontage Length: <b>1595</b>		
Fencing: <b>Partial</b>	Boat Facilities:	
	Lot Size Source: <b>Assessor Record</b>	
Irrigation: <b>N/K</b>	Pool:	
	Pool Heat:	
View:		
Topography: <b>Rolling</b>		
Prop Restrictions Known:		
Structures:		
Site:		
Complex Features:		
Miscellaneous:		
Utilities Available: <b>N/K</b>		
Utilities to Site: <b>N/K</b>		



Parrot Mountain Rd

1961501900

Volcan View Way

Grapevine Canyon Rd

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Date: Nov 30, 2005

33°11'50.09" N 116°32'30.65" W elev 4031 ft

Eye alt 967



# Property Profile Map

Layers Legend Locate Property Profile Help



## Parcel Profile Results

APN 196-150-19-00 Profile:

### ZONING

Use Reg	A70
Animal Reg	O
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	NORTH MOUNTAIN
Plan Group	-
Use Reg	A70
Animal Reg	O
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	NORTH MOUNTAIN
Plan Group	-




### GEOCODES

Local Park Planning Area	PALOMAR-JULIAN
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 98000
Tax Rate Area	TAX RATE AREA 98000

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Map center: 33° 11' 51.2" N, 116° 32' 33.6" W

<b>Unified School District</b>	UNIFIED WARNER
<b>Unified School District</b>	UNIFIED WARNER
<b>Watershed</b>	Warner Hydrologic Sub Area

Scale: 1:  Map Tool:  **Select Property** Powered by 

## **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)