



PROPERTY REPORT

ADDRESS: 80 acres of Vacant Land, Ranchita, California

DESCRIPTION: Gently sloping 80 acre ranch site located in the high desert community of Ranchita. Ideal horse property tucked away in its own private valley with views of Volcan Mountain. A great real estate investment!

PRICE: \$175,000.00

APN: 196-160-2000

MLS: 100033650

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 cell; 800-371-6669 office.



Media: 14

Lot/Land
 MLS #: **100033650**
 APN: **196-160-20-00**
 Listing Type: **Exclusive Right (R)**
 Ownership:

Status: **Active**
 SP:

LP: **↓\$175,000**
 Orig.Price: **\$199,000**
 List Date: **06/04/2010** MT: **419**
 AMT: **419**

Address: **0 Volcan View Dr**
 City: **Ranchita**
 Parcel Map #: **196**
 Tentative Parcel Map #:
 APN #2:
 APN #3:
 APN #4:
 Water District: **OUT**
 School District: **WARNER**
 Age Restrictions: **N/K**
 Sign on Property: **Y**
 Lot Size: **20+ AC**

Zip: **92066** MapCode: **0410A9**
 Community: **Ranchita**
 Neighborhood: **Wilson Road**
 Complex/Park:
 Jurisdiction: **Unincorporated**
 Cross Streets: **Montezuma & Wilson**
 Zoning: **A70**

Acres: **80.00**

REMARKS AND SHOWING INFO

Priced to sell! Awesome view of Volcan Mountain. 80 acres of gently sloping property new Anza-Borrego State Park. Area known for good water. Unpaved road to property. Very private and undeveloped. Ideal for horses and weekend ranch.

Directions to Property: **Montezuma Road east to Wilson Rd. South about 2 miles on unpaved road. Property on right.**

FEES, ASSESSMENTS AND TERMS

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

Paid:
 Paid:
 Paid: **N/K**

HO Fees Include:
 Other Fees Type:

CFD/Mello Roos: **\$0**
 Total Monthly Fees: **\$0**
 Assessments:

Terms: **Cash**

SUPPLEMENTAL REMARKS

MLS#: 080073326

80 Volcan View

LP: \$249,900

SITE FEATURES

Approx # of Acres: **80.00** Water: **N/K** Approved Plan:
Approx Lot SqFt: **87,120** Highest Best Use: **Residential, Agriculture, Ranch**
Approx Lot Dim: **2640x1320** Sewer/Septic: **Perc Test Required** Current Use: **Horse Property, Natural Vegetation, Pasture**
Lot Size: **20+ AC** Additional Land Use: **Ranch/Farm**
Land Use Code: **SD 8**
Animal Designator Code:
Frontage Length: **0**
Frontage: **BLM/National Forest, Open Space, Canyon** Boat Facilities:
Fencing: **N/K** Lot Size Source: **Assessor Record**
Irrigation: **N/K** Pool:
Pool Heat:
View: **Mountains/Hills, Panoramic, Parklike, Valley/Canyon** Development: **N/K**
Topography: **Canyon/Valley, Rolling, Slope Gentle**
Prop Restrictions Known: **N/K**
Structures: **N/K**
Site: **Street Unpaved, N/K**
Complex Features:

Miscellaneous:

Utilities Available: **N/K**
Utilities to Site: **N/K**

SUPPLEMENTAL REMARKS

Information is believed to be reliable, but not guaranteed.
Copyright 2001 - 2008 SANDICOR, Inc.

Prepared by: Donn Bree
Prepared by: Donn Bree

Monday, October 27, 2008 03:37 PM
Monday, October 27, 2008 03:37 PM

RANCHITA RANCH SITE



80 Acre Ranch Site

Gentle Sloping Acreage With Volcan Mountain Views

- Very private
- Ideal horse property
- Several nice home sites
- Close to Anza-Borrego State Park

\$175,000



Donn Bree, Ph. D.

P.O. Box 188, Santa Ysabel, CA 92070

Donn@Donn.com

800-371-6669



Assessor's Parcel Numbers 196-160-2000





1961602000

Image © 2008 DigitalGlobe
© 2008 Tele Atlas
© 2008 LeadDog Consulting

Google

33°11'17.45" N 116°31'16.13" W

elev 3798 ft

Nov 30, 2005

Eye alt 4853 ft



Property Profile Map

Layers Legend Locate **Property Profile** Help



Parcel Profile Results

APN 196-160-20-00 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	PALOMAR-
Planning Area	JULIAN
Local Park	PALOMAR-
Planning Area	JULIAN
Tax Rate Area	TAX RATE AREA 98004
Tax Rate Area	TAX RATE AREA 98004
Unified School District	UNIFIED WARNER
Unified School District	UNIFIED WARNER

Copyright © SanGIS

Watershed	Mescal Bajada Sub Unit
Watershed	Mescal Bajada Sub Unit

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)