

Emily Dreiling



**RANCHES - HOMES
LOTS - LOANS**

760-427-3928

PROPERTY REPORT

ADDRESS: Bobcat Trail, Santa Ysabel, CA 92070

DESCRIPTION: 9+ acres overlooking Henshaw Valley. Property has great views, and easy access just off of Mesa Grade Rd.

PRICE: \$55,000

APN: 193-220-0800, 193-221-0700

MLS: 100024259

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

Santa Ysabel Land



Lake Henshaw View



\$55,000

9.99 acres of land offered for sale in Santa Ysabel. This property over looks Lake Henshaw Valley with views to the north of Hot Springs Mountain and to the East of Vulcan Mountain. There is easy access to property from Mesa Grande Road, across a small stretch of dirt road called Bobcat Trail. Property has a femoral pond and plenty of lush native plants growing thru out its boundaries. Topographical terrain is varied with mostly steep slope. On the southern end of property there is a gently sloping meadow which is nicely shade by Black Oaks from the southern California sun. Property has 2 assessor parcel numbers and is only one legal parcel. Come enjoy the backcountry and the four season of San Diego County. This land is located just one hour north/east of San Diego's metropolitan area on lightly traveled, picturesque county back roads.



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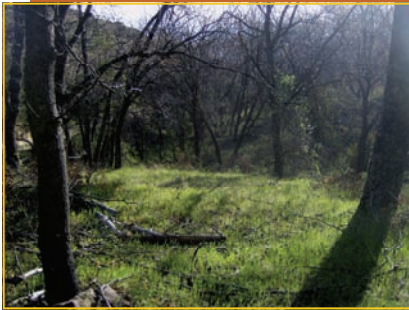
Email: EDreiling@wildblue.net

Mail: PO Box 220, Santa Ysabel, CA. 92070

We know the Backcountry!

Assessor's Parcel Number (APN)

193-220-08-00, 193-221-07-00



Area information

Agriculture is still the dominant economic activity in the Santa Ysabel area. Horse and cattle ranches are the backdrop for the landscape of light residential development. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. Major shopping and resources are no more than 35 minutes away.

Recreation & Lifestyle

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away

Call Emily ~ 760-427-3928



Media: 9 - VT: <http://www.propertypanorama.co>

Lot/Land

MLS #: **100024259**
 APN: **193-221-07-00**
 Listing Type: **Exclusive Right (R)**
 Ownership: **Fee Simple**

Status: **Active**

SP:

LP: **\$55,000**Orig.Price: **\$60,000**List Date: **04/22/2010**MT: **2**AMT: **2**Address: **[00 E Bobcat Trl](#)**City: **Santa Ysabel**Parcel Map #: **193**

Tentative Parcel Map #:

APN #: **193-220-08-00**

APN #3:

APN #4:

Water District: **OUT**School District: **JULIANUNION**Age Restrictions: **N/K**Sign on Property: **Y**Lot Size: **4+ to 10 AC**Zip: **92070** MapCode: **0409J9**Community: **SANTA YSABEL**Neighborhood: **Mesa Grande**

Complex/Park:

Jurisdiction:

Cross Streets: **Mesa Grande Rd.**Zoning: **A70**Acres: **9.99**

REMARKS AND SHOWING INFO

9.99 acres of land offered for sale in Santa Ysabel. This property over looks Lake Henshaw Valley with views to the north of Hot Springs Mountain and to the East of Vulcan Mountain. There is easy access to property from Mesa Grande Road, across a small stretch of dirt road called Bobcat Trail. Property has a femoral pond and plenty of lush native plants growing thru out it boundaries. Topographical terrain is varied with mostly steep slope.

Directions to Property: **Hwy76 to Mesa Grande Rd.to Bobcat Trail/ Property on Rt.**

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: **N/K**Terms: **Cash**

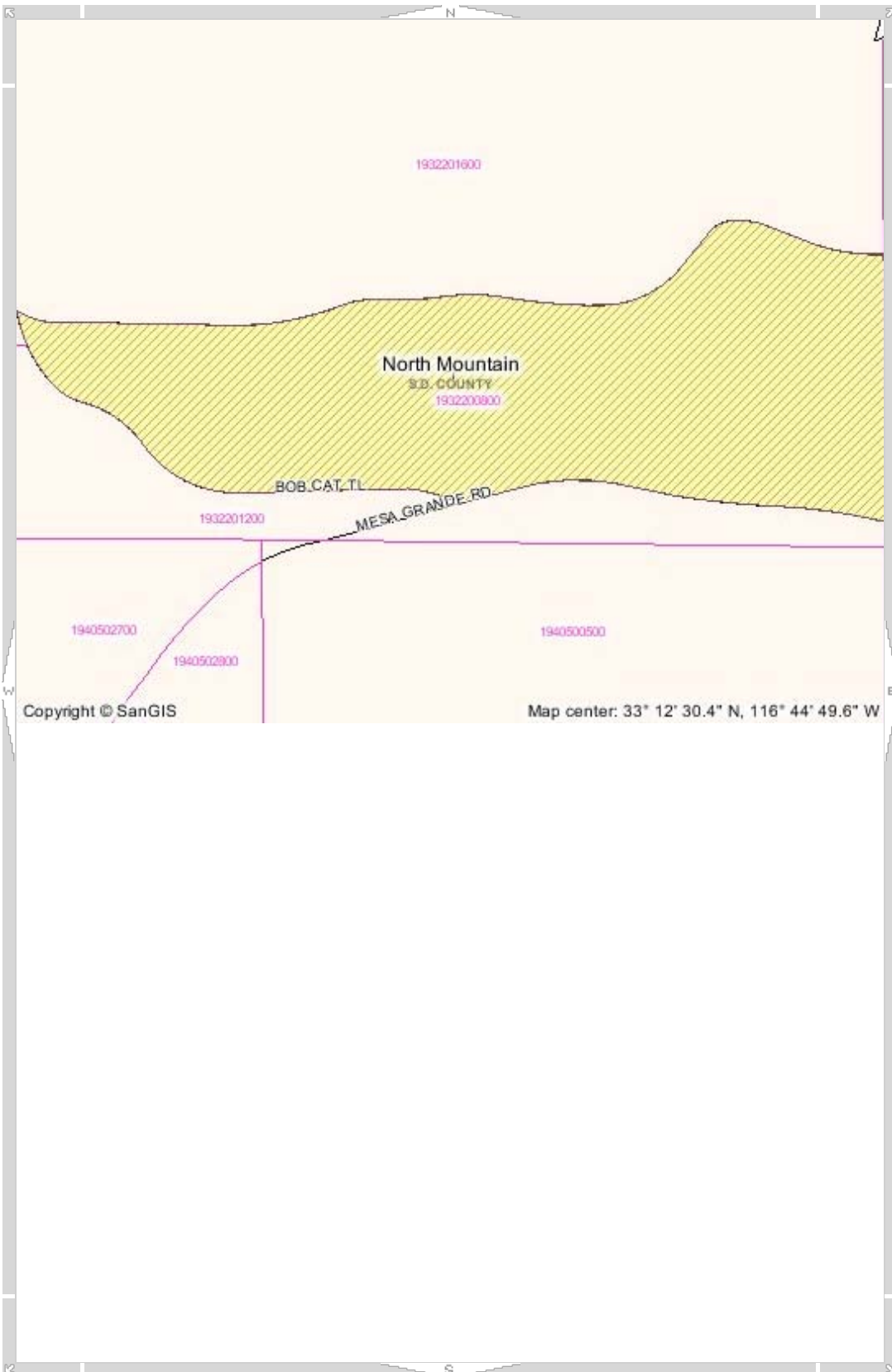
SUPPLEMENTAL REMARKS

On the southern end of property there is a gently sloping meadow which is nicely shade by Black Oaks from the southern California sun. Property has 2 assessor parcel number but is only one legal parcel. Come enjoy the backcountry and the four season of San Diego County. This land is located just one hour north/east of San Diego's metropolitan area on lightly traveled, picturesque county back roads.



Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 193-220-08-00 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	-

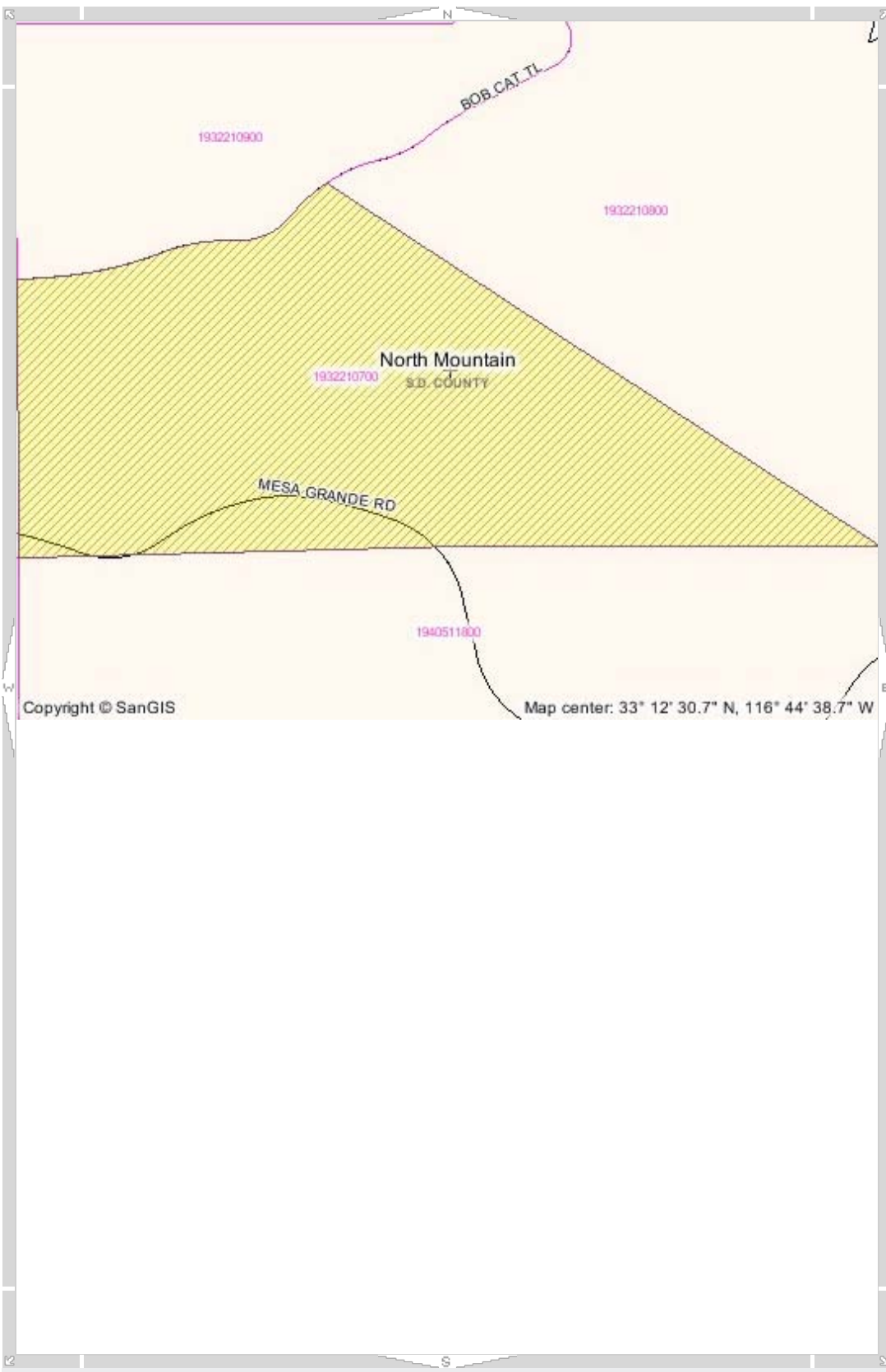
GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Elementary School District	GEN ELEM JULIAN UNION
High School District	HIGH JULIAN UNION
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81022 Warner
Watershed	Hydrologic Sub Area



Property Profile Map

Layers Legend Locate **Property Profile** Help



Parcel Profile Results

APN 193-221-07-00 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	-

GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 98000
Unified School District	UNIFIED WARNER
Watershed	Warner Hydrologic Sub Area

Scale: 1:

Map Tool: **Select Property**

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)



Imagery Date: Jan 31, 2006

147 m

33°12'29.71" N 116°44'44.95" W elev 1024 m

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Google

Eye alt 1.55 km

1932200800

1932210700

Mesa Grande Rd

Bob Cat Trail