



# **PROPERTY REPORT**

**ADDRESS:** 27369 Bobcat Trail, Santa Ysabel, CA 92070

**DESCRIPTION:** Two contiguous parcels 7.66 acres & 3.14 acres for total of 10.8 acres of very desirable land, come build your dream home in Santa Ysabel. Nicely graded, currently set up for RV and activities, complete with picnic tables, horseshoe, basketball and barbeque.

**PRICE:** \$169,000

**APN:** 193-220-1600; 193-221-0900

**MLS:** 110062125

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

[Virtual Tour](#)

[Youtube](#)

# Mesa Grande Land

*Lake and Mountain View Property*



**\$169,000**

Entrance to Corner Grove Ranch is just off of Mesa Grande Rd. Two contiguous parcels 7.66 acres & 3.14 acres for total of 10.8 acres of very desirable land, come build your dream home in Santa Ysabel.

Nicely graded, currently set up for RV and activities, complete with picnic tables, horseshoe, basketball and barbeque ready weekend getaways, water storage tanks, RV parking etc. Beautiful lake views and trails.



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

CREB#01109566

**DONN BREE**

RANCHES • HOMES  
LAND • LOANS

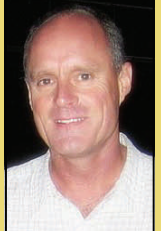
**800-371-6669**

**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

**Donn@Donn.com**



# Assessor Parcel Number (APN) 193-220-16, 193-221-09-00





Media: 19

**Lot/Land**

MLS #: **110062125**  
 APN: **193-220-16-00**  
 Listing Type: **Exclusive Right (R)**  
 Ownership: **Fee Simple**

Status: **Active**

SP:

LP: **\$169,000**Orig.Price: **\$169,000**List Date: **11/09/2011** MT: **3**  
AMT: **2**

Address: **27369 Bobcat Trl**  
 City: **Santa Ysabel**  
 Parcel Map #: **193**  
 Tentative Parcel Map #:  
 APN #2: **193-221-09-00**  
 APN #3:  
 APN #4:  
 Water District: **OUT**  
 School District: **JULIANUNION**  
 Age Restrictions: **N/K**  
 Sign on Property: **Y**  
 Lot Size: **10+ to 20 AC**

Zip: **92070** MapCode: **0409H9**  
 Community: **SANTA YSABEL**  
 Neighborhood: **Mesa Grande**  
 Complex/Park:  
 Jurisdiction:  
 Cross Streets: **Hwy. 76**  
 Zoning:

Acres: **10.83****REMARKS AND SHOWING INFO**

Entrance to Corner Grove Ranch is just off of Mesa Grande Rd. Two contiguous parcels 7.66 acres & 3.14 acres for total of 10.8 acres of very desirable land, come build your dream home in Santa Ysabel. Nicely graded, currently set up for RV and activities, complete with picnic tables, horseshoe, basketball and barbeque ready weekend getaways, water storage tanks, RV parking etc. Beautiful lake views, trails. Apn#193-221-09-00&193-220-16-00 Owner May Carry

Directions to Property: **Hwy 76 to Centerloop/Mesa Grande Rd. to Bobcat Trail. Follow Bobcat to top of hill. Property on right.**

Mandatory Remarks: **None Known**

**FEES, ASSESSMENTS AND TERMS**

H.O. Fees: <b>\$0</b>	Paid:	HO Fees Include:
Other Fees: <b>\$0</b>	Paid:	Other Fees Type:
CFD/Mello Roos: <b>\$0</b>	Paid: <b>N/K</b>	

Total Monthly Fees: **\$0**  
 Assessments:

Terms: **Cash, Seller May Carry**

**SUPPLEMENTAL REMARKS**

<b>MLS#: 110062125</b>	<b>27369 Bobcat Trl</b>	<b>LP: \$169,000</b>
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<b>SITE FEATURES</b>
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Approx # of Acres: **10.83**      Water: **N/K**      Approved Plan: **N**  
 Approx Lot SqFt:      Highest Best Use: **Residential**  
 Approx Lot Dim:      Sewer/Septic **Perc Test Required**      Current Use: **Recreational**  
 Lot Size: **10+ to 20 AC**      Land Use Code:      Additional Land Use: **Grove**  
 Animal Designator Code: **O**  
 Frontage Length: **0**  
 Fencing: **Gate**      Boat Facilities:  
    Lot Size Source: **Assessor Record**  
 Irrigation: **N/K**      Pool:  
    Pool Heat:  
 View: **Lake/River, Mountains/Hills, Panoramic, Valley/Canyon**  
 Topography: **Slope Gentle, Slope Steep**  
 Prop Restrictions Known:  
 Structures:  
 Site:  
 Complex Features:  
  
 Miscellaneous: **Horse Allowed**  
 Utilities Available: **Propane**  
 Utilities to Site: **N/K**



1932201600

1932210900

Bobcat Trail

Mesa Grande Rd

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Google

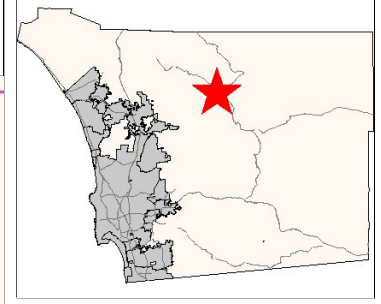
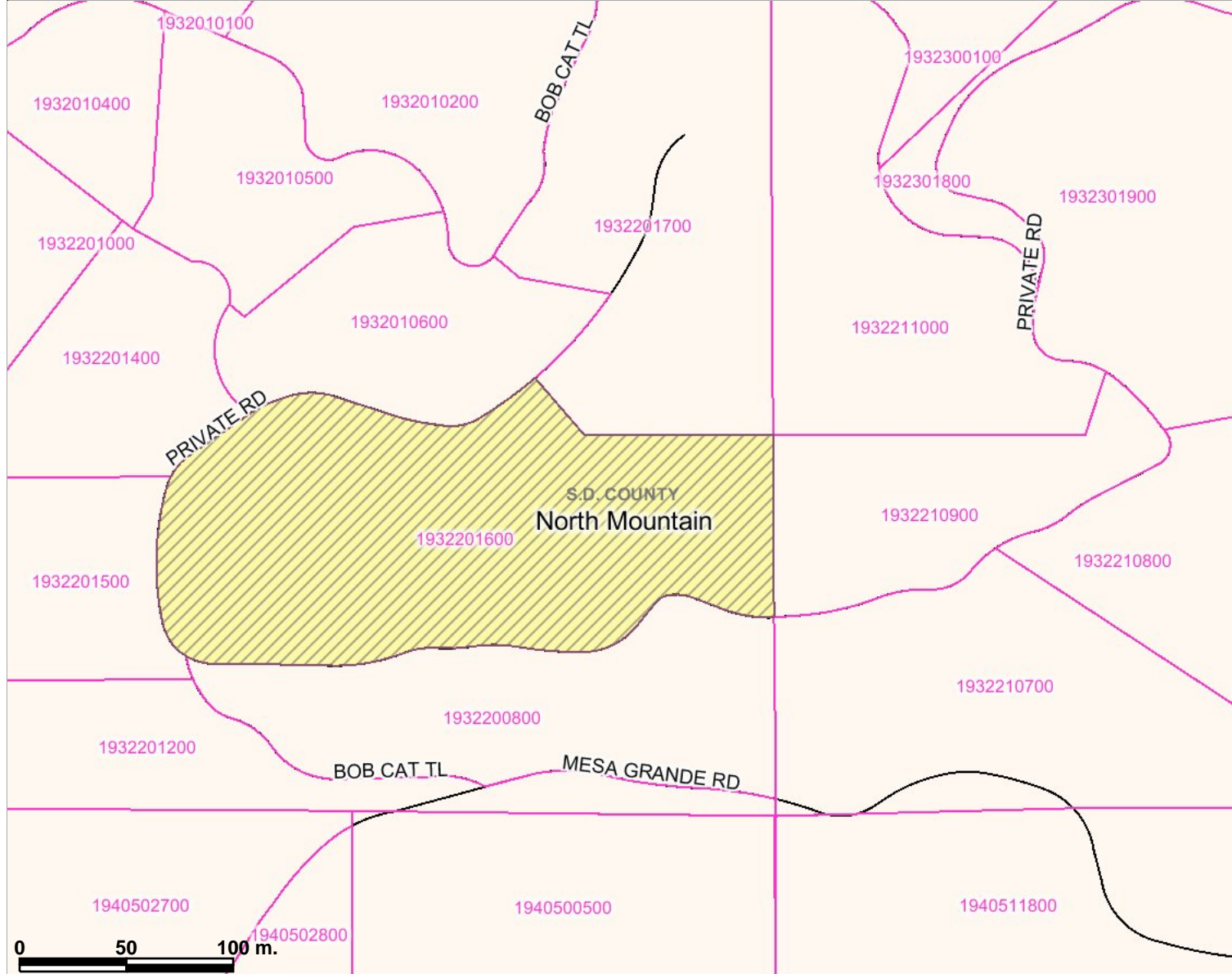
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elev 3307 ft

Feb 2006

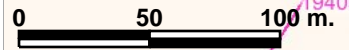
Eye alt 6926 ft

# Huerta



## Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- Incorporated Areas
- S.D. COUNTY
- Other



Scale: 1:2,896

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## Parcel Profile Results

APN 193-220-16-00 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

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
Watershed	Warner Hydrologic Sub Area

## **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)