

# **PROPERTY REPORT**

**ADDRESS:** Mesa Grande Road, Santa Ysabel, CA 92070

**DESCRIPTION:** 160<sup>+/-</sup> ACRE *Ranch for sale* is located in the heart of San Diego County's gold country. This beautiful property is a scenic one hour drive north of the San Diego metropolitan area in the heart of the famous Shenandoah Mining District near the town of Julian. This magnificent property is presently undeveloped and is shown by appointment only.

**PRICE:** \$350,000.00-\$399,000.00

**APN:** 194-040-0100, 194-040-1900

**MLS:** Not Posted

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

# Mesa Grande Land

194-040-0100 and 1900 Mesa Grande Road, Santa Ysabel, CA 92070



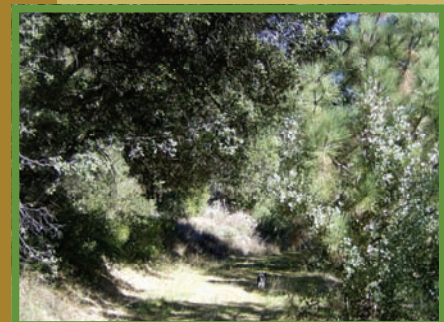
**\$350,000-\$399,000**

**160<sup>+/-</sup> ACRE Ranch for sale** is located in the heart of San Diego County's gold country. This beautiful property is a scenic one hour drive north of the San Diego metropolitan area in the heart of the famous Shenandoah Mining District near the town of Julian. This magnificent property is presently undeveloped and is shown by appointment only.

Of great importance are the various directions from which the ranch can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic **NATURAL SETTING**. Topographically, the ranch is varied. Primarily mountainous, the parcel has several outstanding building view sites.

Large, mature oaks and Coulter pines dominate the indigenous landscape. There are also giant Manzanita shrubs and a full complement of other chaparral plant life. It is evident from the foliage that water is abundant on the ranch.

Wildlife is abundant on the ranch: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover. drive to this undiscovered equestrian paradise.

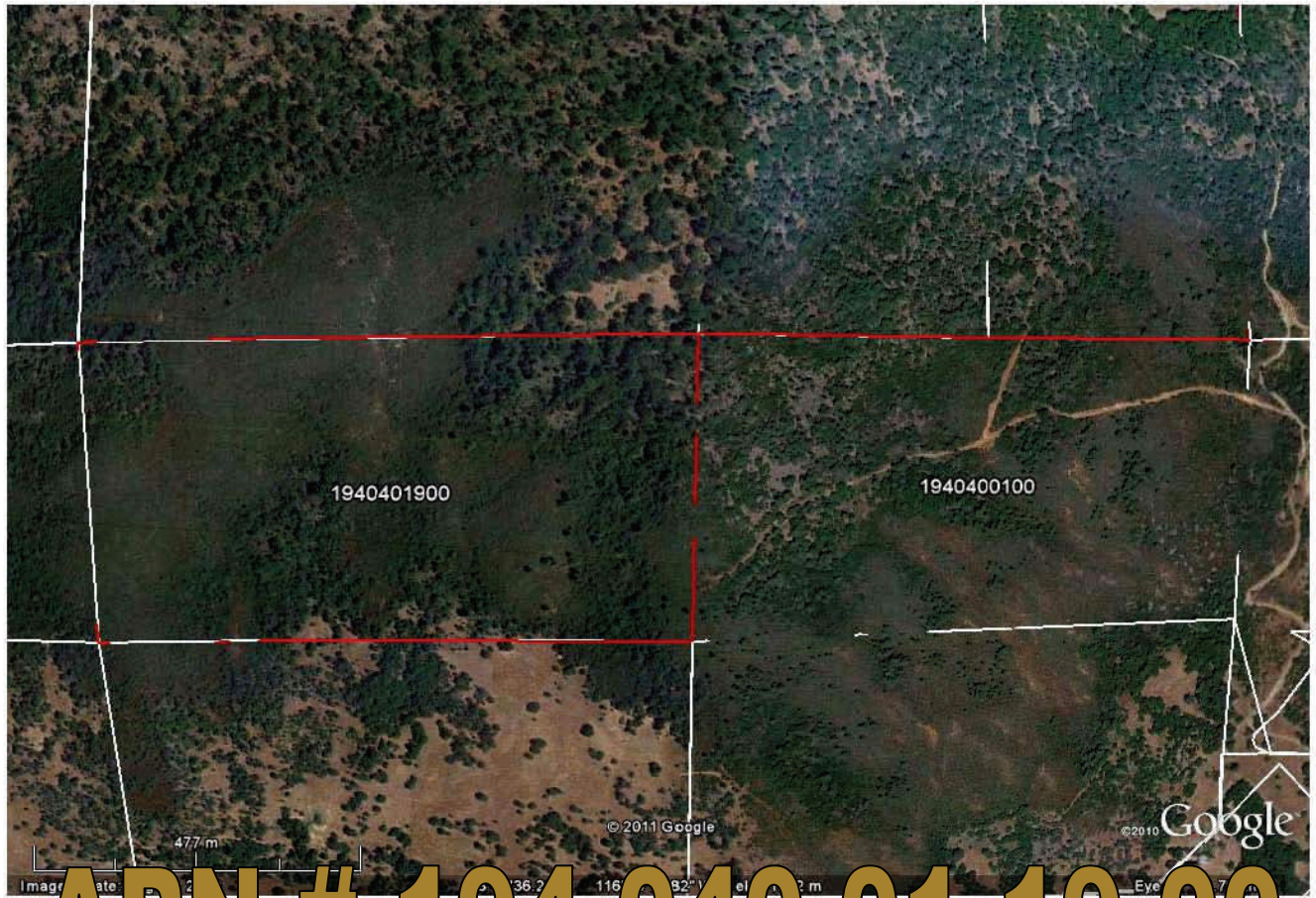


CREB# 01109566

**FOR SALE**  
RANCHES - HOMES  
LOTS - LOANS  
**1-800-371-6669**

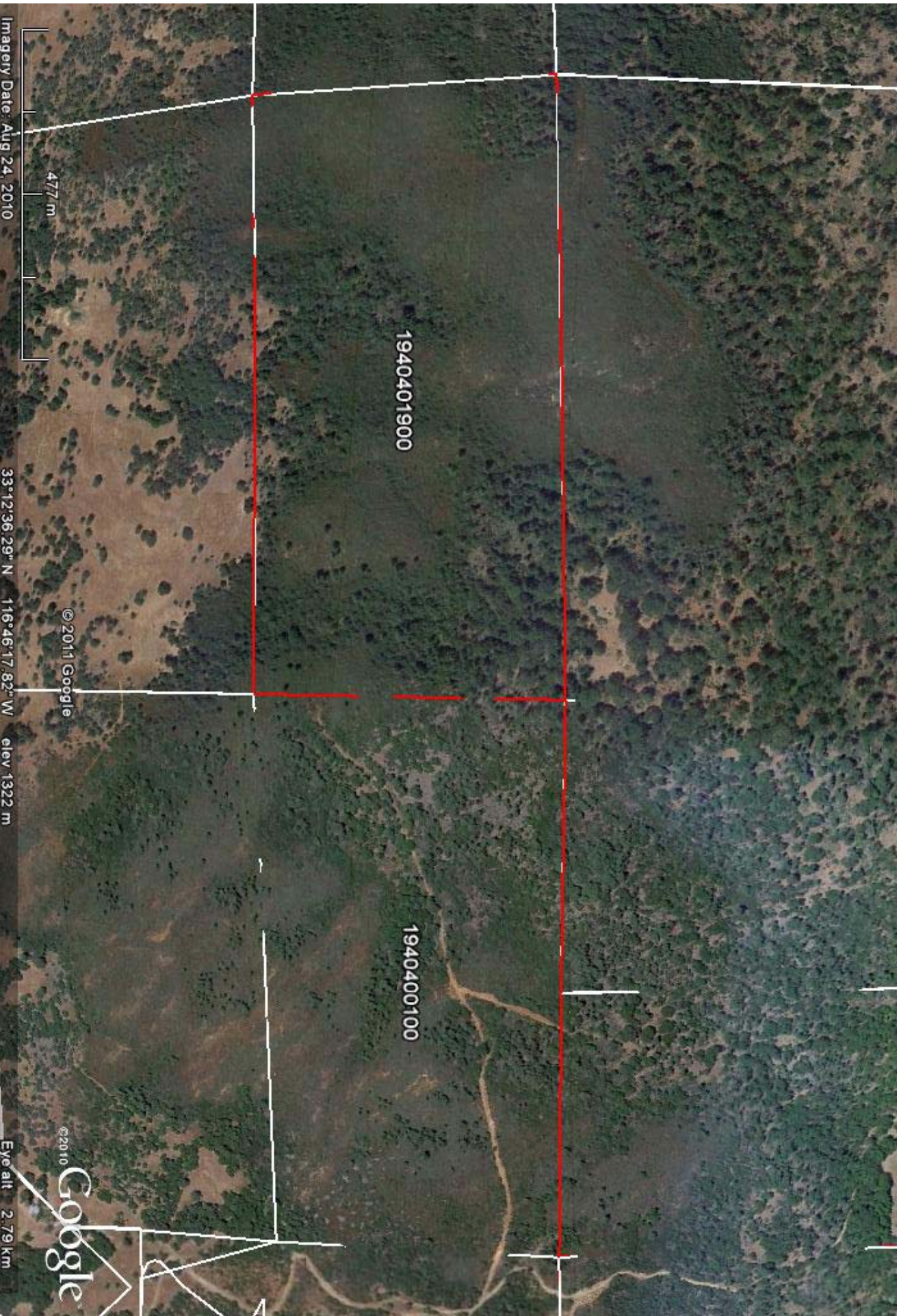
**RED HAWK REALTY**  
Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070  
Bree@donn.com  
Www.DONN.com  
**We Know The Back Country!**





**APN # 194-040-01,19-00**





1940401900

1940400100

477 m

Imagery Date: Aug 24, 2010

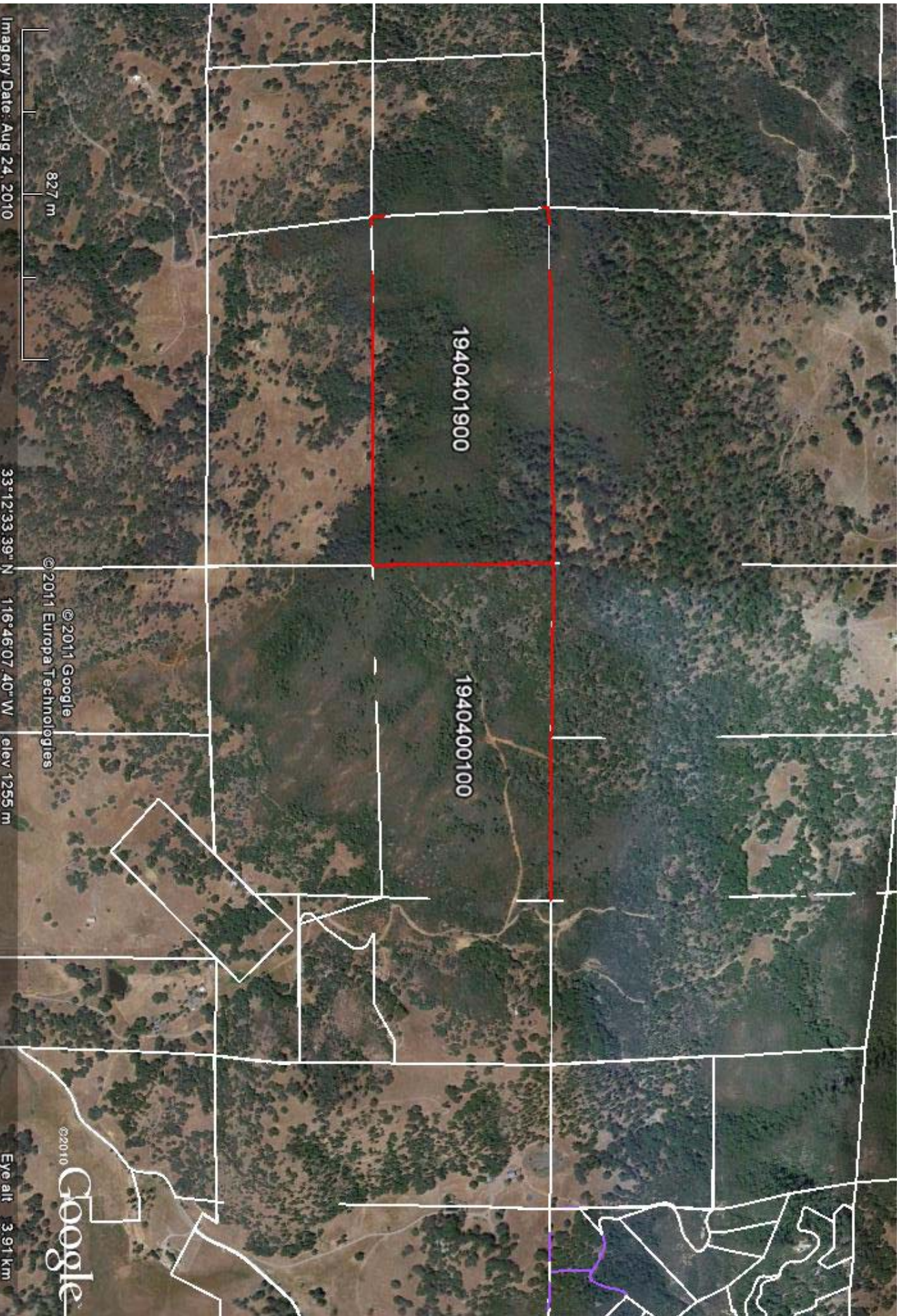
©2011 Google

33°12'36.29" N 116°46'17.82" W elev 1322 m

©2010

Google

Eye alt 2.79 km



1940401900

1940400100

827 m

Imagery Date: Aug 24, 2010

33°12'33.39" N

116°46'07.40" W

elev 1255 m

© 2011 Google  
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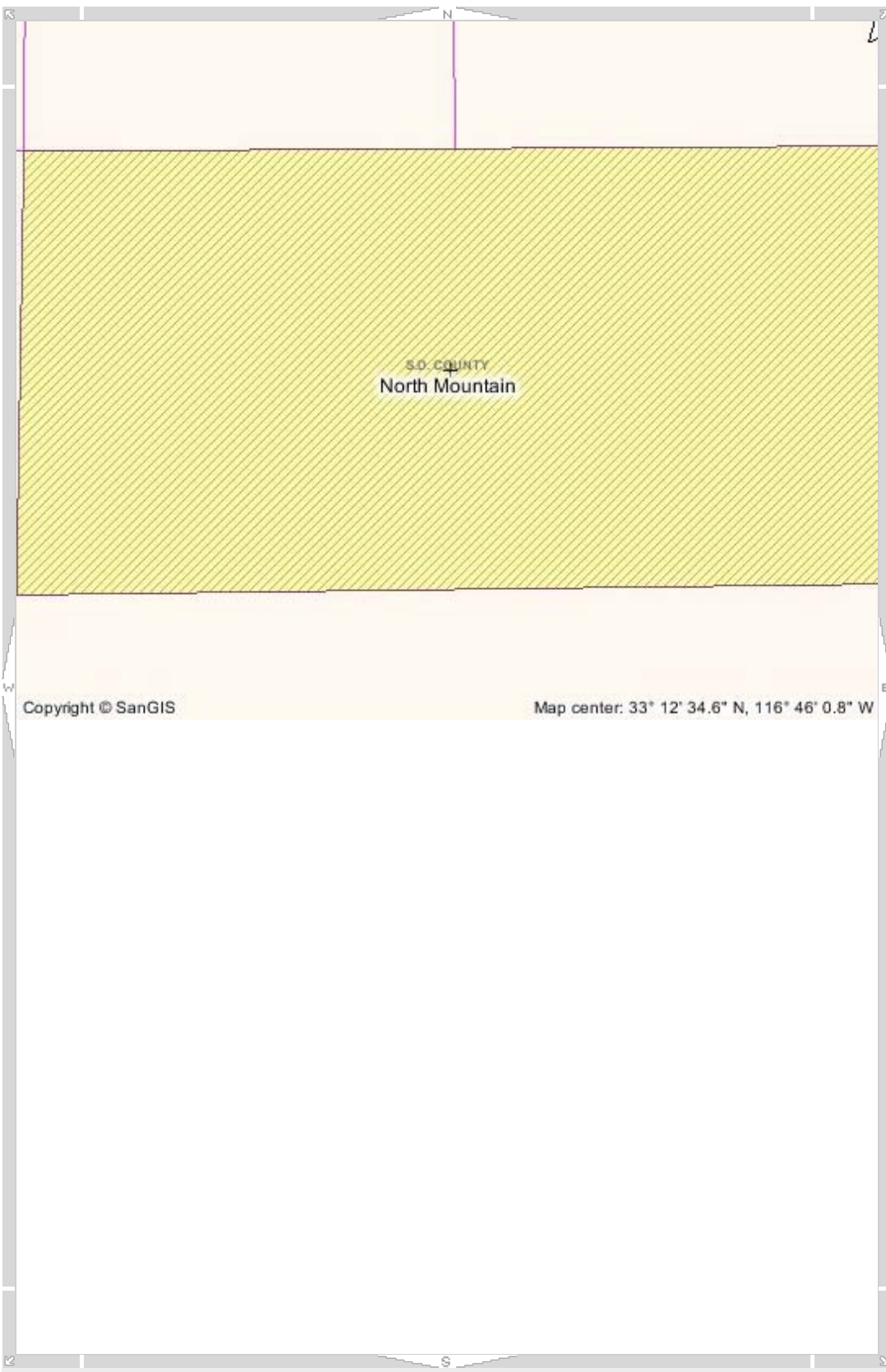
©2010  
Google

Eye alt 3.91 km



# Property Profile Map

Layers Legend Locate **Property Profile** Help



## Parcel Profile Results

APN 194-040-01-00 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	

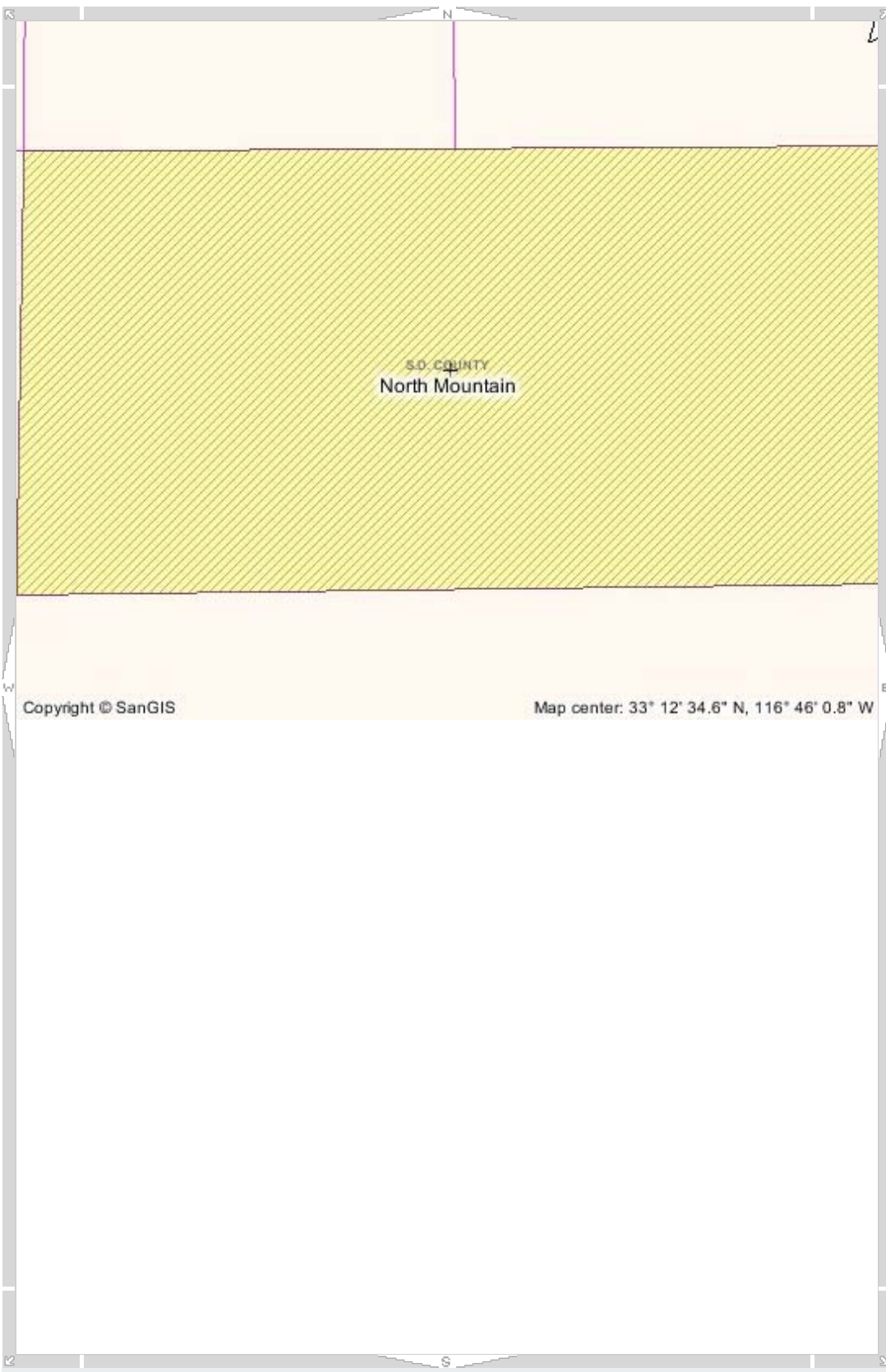
### GEOCODES

Elementary	GEN ELEM
School District	JULIAN UNION
High School District	HIGH JULIAN UNION
Local Park	PALOMAR-
Planning Area	JULIAN
Tax Rate Area	TAX RATE AREA 81016
Watershed	Pamo Hydrologic Sub Area



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Map center: 33° 12' 34.6" N, 116° 46' 0.8" W

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)