



# **PROPERTY REPORT**

**ADDRESS:** Hwy 76 (Eagle Gap Road), Santa Ysabel, CA 92070

**DESCRIPTION:** 10+/- acres of useable land. Property has permitted well, and two older structures. Incredible views of the Lake Henshaw Valley basin and Hot Springs Mountain. Priced to sell.

**PRICE:** \$129,500

**APN:** 195-240-05-00

**MLS:** 100065598

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

# Mesa Grande Acreage



**\$129,500**

**10+ Acres of useable land located in desirable Santa Ysabel, right off of Mesa Grande Road. Property has a permitted well, and two older structures.**

**Incredible views of the Lake Henshaw Valley basin and Hot Springs Mountain.**

**Priced to sell!**



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

CREB# 01109566



**800-371-6669**

**RED HAWK REALTY**

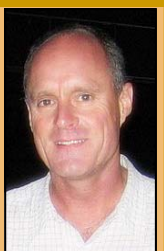
Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

**Donn@Donn.com**

Www.DONN.com

**We Know The Back Country!**



# Assessors Parcel Number (APN) 195-240-05-00



**Lot/Land**

MLS #: **100065598**  
 APN: **194-240-05-00**  
 Listing Type: **Exclusive Right (R)**  
 Ownership:

Status: **Active**

SP:

LP: **\$129,500**Orig. Price: **\$140,000**List Date: **11/08/2010** MT: **232**  
AMT: **232**

Address: **0 Hwy 76**  
 City: **Santa Ysabel**  
 Parcel Map #: **194**  
 Tentative Parcel Map #:  
 APN #2:  
 APN #3:  
 APN #4:  
 Water District: **OUT**  
 School District:  
 Age Restrictions: **N/K**  
 Sign on Property:  
 Lot Size: **10+ to 20 AC**

Zip: **92070** MapCode: **0409J9**  
 Community: **SANTA YSABEL**  
 Neighborhood: **Lake Henshaw**  
 Complex/Park:  
 Jurisdiction:  
 Cross Streets: **Mesa Grande Rd**  
 Zoning:

Media: 25 - VT: <http://www.propertypanorama.co>Acres: **10.20****REMARKS AND SHOWING INFO**

Over 10 acres of vacant land located in Santa Ysabel. Property features include permitted water well with generator hook-ups, a small unfinished cabin, and one additional older wood structure. The vacant land located in Santa Ysabel has a wonderful view of Lake Henshaw, and the surrounding mountain sides. Hot Springs Mountain which is one of the highest points in San Diego County is located across the valley from this property. This vacant land located in Santa Ysabel has an abundance of wildlife.

Directions to Property: **1.5 miles down Eagle Gap on left, green gate.****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**

You will have the opportunity to view deer, turkey, quail, rabbits, plus you may even get to catch a glimpse of the local fox and bobcat that have been spotted by the neighbors. The plant life is lush including large oak trees wild lilacs, and Manzanita. The soil on this vacant land located in Santa Ysabel is perfect for growing fruit trees, grapes, or vegetables. The property has it all to create your own private piece of heaven in the backcountry of San Diego County. Give us a call to request a showing of this improved vacant land located in Santa Ysabel.

MLS#: 100065598	0 Hwy 76	LP: \$129,500
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<b>SITE FEATURES</b>
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Approx # of Acres: <b>10.20</b>	Water: <b>Well on Property</b>	Approved Plan:
Approx Lot SqFt:		Highest Best Use: <b>Residential</b>
Approx Lot Dim:	Sewer/Septic <b>Other/Remarks</b>	Current Use:
Lot Size: <b>10+ to 20 AC</b>		Additional Land Use: <b>N/K</b>
Land Use Code:		
Animal Designator Code: <b>o</b>		
Frontage Length: <b>100</b>		
Fencing: <b>Partial</b>	Boat Facilities:	
	Lot Size Source: <b>Assessor Record</b>	
Irrigation: <b>N/K</b>	Pool:	
	Pool Heat:	
View: <b>Lake/River</b>		
Topography: <b>Rolling</b>		
Prop Restrictions Known:		
Structures:		
Site:		
Complex Features:		
Miscellaneous:		
Utilities Available: <b>Above Ground</b>		
Utilities to Site: <b>Telephone</b>		



1942400500

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° N 116°43'45.28" W

elev 3229 ft

Feb 2006

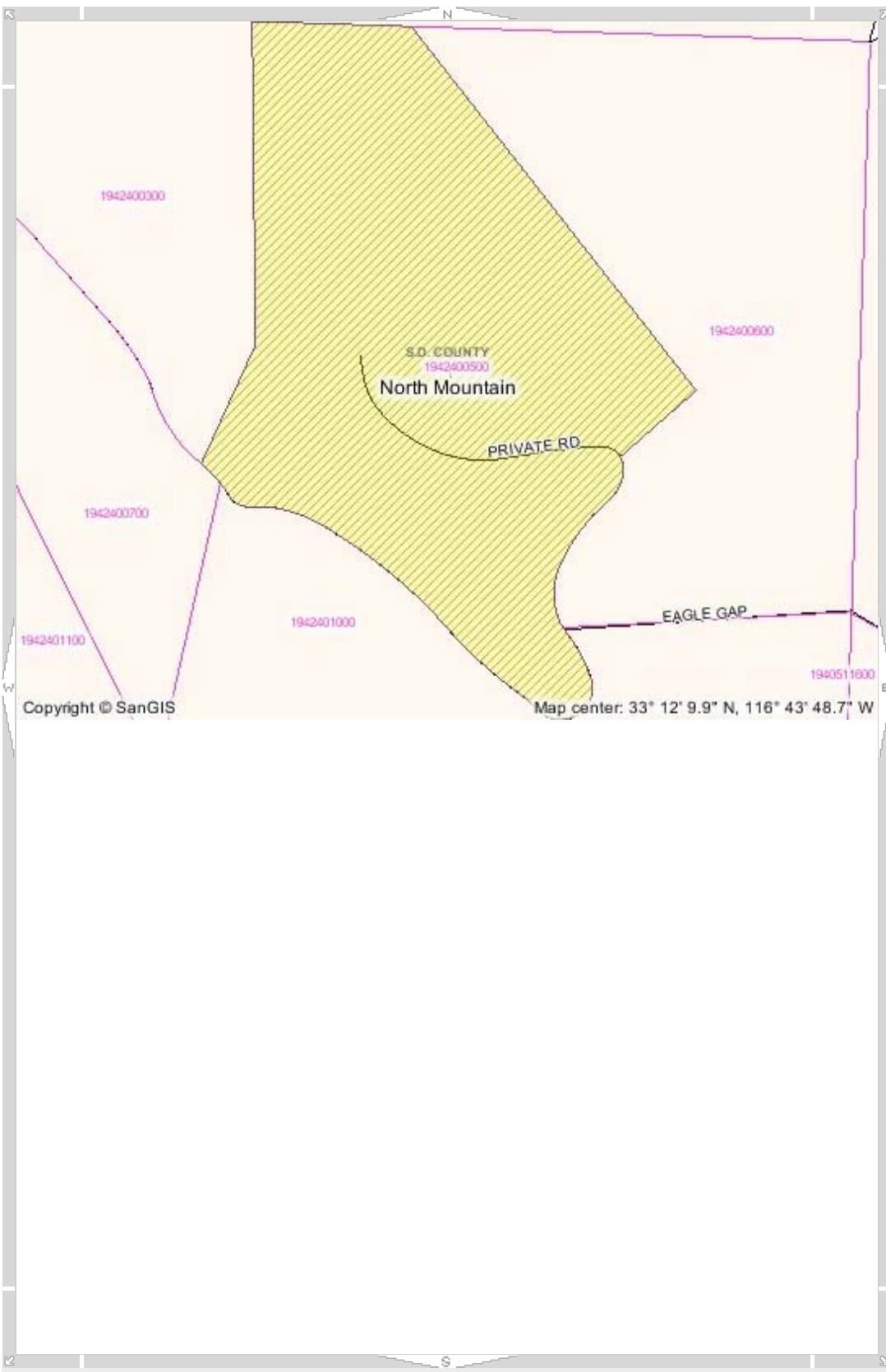
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# Property Profile Map

Layers Legend Locate **Property Profile** Help



## Parcel Profile Results

APN 194-240-05-00 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

Local Park	PALOMAR-JULIAN
Planning Area	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)


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[Summary](#)

## Permit Summary

Permit:	LWEL 3059		
Description:	WATER WELL		
Project:			
Status:	OPEN	Entered:	17-Aug-1979
Issued:	17-Aug-1979	Completed:	
Decision:			
Expiration:		Next Renewal:	
Location Desc.:	HY 76 , SANTA YSABEL 92070		

### Permit Manager

Permit Name:	CONRAD, FRED		
Lead Person:			
Default Inspector:			
Status:	OPEN-DONE		
Issued Date:	17-Aug-1979	Expiration Date:	
Desc. Status:	LEGACY		
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

### Parcel Information

Address	APN	
<a href="#">HY 76</a>	<a href="#">194-240-05-00</a>	<a href="#">GIS Parcel</a>

### Scope of Work

Description of work: NEW WELL- PRIVATE WELL

### Applicant Information

Company:			
Applicant:	FRED CONRAD		
Representative:			
Title:			
Address:			
City / State / ZIP:			
Work Phone:		Extension:	
Home Phone:		FAX:	

E-Mail:	
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Contact Information	
Company:	BJ DRILLING COMPANY INC.
Name:	BRIAN DORMAN
Representative:	
Title:	
Address:	
City / State / ZIP:	HORNBROOK, CA, 96044
Work Phone:	Extension:
Home Phone:	FAX:
E-Mail:	

Permit Owner	
Name:	
Address:	
City / State / ZIP:	
Country:	
Phone:	FAX:
E-Mail:	

Professionals / Contractors	
B.J. DRILLING COMPANY, INC. as DRILLER 11803 CHIPMUNK PL HORNBROOK, CA 96044 C57 - WATER WELL DRILLING License: 268012 Expires:	Phone:

Structure Classification			
Initial Value:	\$0.00	Calculated Value:	\$0.00
Standard Plan:		Public Project:	NO
# of Structures:		# of Res. Units:	
Total Floor Area:	0		
Model:			

Occupancy Group	Construction Type	Structure Class
None attached.	None attached.	None attached.

Fees			
Fee Code	Description	Fee Amount	Amount Due
There is no fee information available for this application.			

Conditions of Approval	

Seq.	Condition	Description	Status
There are no conditions for this application.			

Inspections							
Inspection	Result	Completed Date	Completed By	Schedule	CORR		
					O	C	N
There is no Inspection information available for this application							

Activities					
Description	Assigned	Est. Completion	Target End	Decision	Decision Date
<a href="#">PROJECT DESIGN REVIEW</a>	UNKNOWEH			6LAPPROVED	17-Aug-1979
<a href="#">WELL LOG RECEIVED</a>	LEGACY			6LCOMPETE	22-Nov-1933
<a href="#">WELL LOG REVIEWED</a>	LEGACY			LEGACY	

Comments
Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 PRE KIVA ASSESSOR NUMBERS: 194-240-05
Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 APN AND ADDRESS USED IN DATA CONVERSION: -- APN: 194-240-05-00 -- ADDRESS: HY 76, SANTA YSABEL 92070
Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 OLD RECORD NUMBER: 3059 --- OLD PERMIT:

Utility Clearances
There is no Utility Clearance information available for this application.

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