



# **PROPERTY REPORT**

**ADDRESS:** 37 acres Vacant Land, San Felipe/Santa Ysabel, CA 92070

**DESCRIPTION:** Picturesque mountain acreage saddled over the northern ridgeline of Volcan Mountain. Access is 5 mile improved unpaved road. Remote and very beautiful/ Water well on parcel.

**PRICE:** **\$195,000.00**

**APN:** 195-120-1000

**MLS:** 100029312

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

# Santa Ysabel Acreage



## Property Features

- **IEWS!!**
- **Great well/water**
- **Easily accessible**
- **Private**
- **Many home sites**



**\$195,000**

The ultimate lifestyle can be found down this country road where one can explore a multitude of building, ranch, and cultivating possibilities. Property offers views to Coronado & Big Bear, as it sits atop the Volcan Mountain ridge line at approximately 5,000 feet in elevation. Great well & water on parcel. Recently surveyed, multiple outbuildings and with the very recently expanded road the parcel is easy to drive to as it is approximately 5 miles from a county maintained road.



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

CREB# 01109566

**DONN BREE**



RANCHES • HOMES  
LAND • LOANS

**800-371-6669**

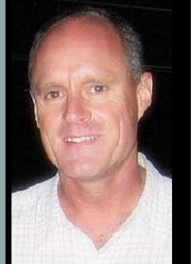
**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

**Donn@Donn.com**

Www.DONN.com

*We Know The Back Country!*



# Assesor Parcel Number 195-120-10-00



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.

## ***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 & fishing, dining, & 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.





Media: 10

**Lot/Land**

MLS #: **100029312**  
 APN: **195-120-10-00**  
 Listing Type: **Exclusive Right (R)**  
 Ownership:

Status: **Active**

SP:

LP: **\$195,000**Orig.Price: **\$195,000**List Date: **05/14/2010** MT: **0**  
AMT: **0**Address: **00 Matagual Dr**City: **Santa Ysabel**Parcel Map #: **19512**

Tentative Parcel Map #:

APN #2:

APN #3:

APN #4:

Water District: **OUT**

School District:

Age Restrictions: **N/K**Sign on Property: **Y**Lot Size: **20+ AC**Zip: **92070** MapCode: **0409L10**Community: **SANTA YSABEL**Neighborhood: **San Felipe**

Complex/Park:

Jurisdiction:

Cross Streets: **S2**

Zoning:

Acres: **37.92****REMARKS AND SHOWING INFO**

The ultimate lifestyle can be found down this country road where one can explore a multitude of building, ranch, and cultivating possibilities. Property offers views to Coronado & Big Bear, as it sits atop the Volcan Mtn. ridge line at approx. 5000 feet in elevation. Great well & great water on parcel. Recently surveyed, multiple outbuildings and with the very recently expanded road, the parcel is easy to drive to, as it is approx. 5 miles from a county maintained road.

Directions to Property: **See Supplement for directions.**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:

Terms: **Cash****SUPPLEMENTAL REMARKS**

Directions: From 79 go Right on S2, go approx 7 miles to RD Log Cabin & turn Right onto dirt road (Matagual), go 1.3 miles to 50gal drum & make left, go .2 miles and take left hand gate to find lockbox. Approx 3.8 miles from gate to property.

<b>MLS#: 100029312</b>	<b>00 Matagual Dr</b>	<b>LP: \$195,000</b>
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<b>SITE FEATURES</b>
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Approx # of Acres: <b>37.92</b>	Water: <b>Available, Other/Remarks</b>	Approved Plan:
Approx Lot SqFt:		Highest Best Use: <b>Residential, Agriculture, Recreational</b>
Approx Lot Dim:	Sewer/Septic <b>Other/Remarks</b>	Current Use: <b>Recreational</b>
Lot Size: <b>20+ AC</b>		
Land Use Code:		Additional Land Use: <b>N/K</b>
Animal Designator Code:		
Frontage Length: <b>1000</b>		
Fencing: <b>Gate</b>	Boat Facilities:	
	Lot Size Source: <b>Assessor Record</b>	
Irrigation: <b>N/K</b>	Pool:	
	Pool Heat:	
View: <b>Mountains/Hills, Panoramic, Valley/Canyon</b>		
Topography: <b>Slope Gentle, Slope Steep, Rolling</b>		
Prop Restrictions Known:		
Structures:		
Site:		
Complex Features:		
Miscellaneous:		
Utilities Available: <b>N/K</b>		
Utilities to Site: <b>N/K</b>		



1951201000

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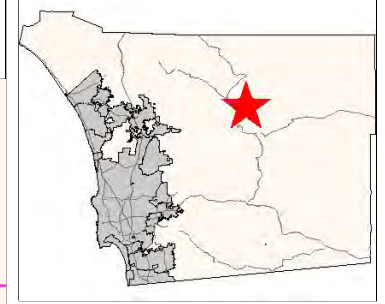
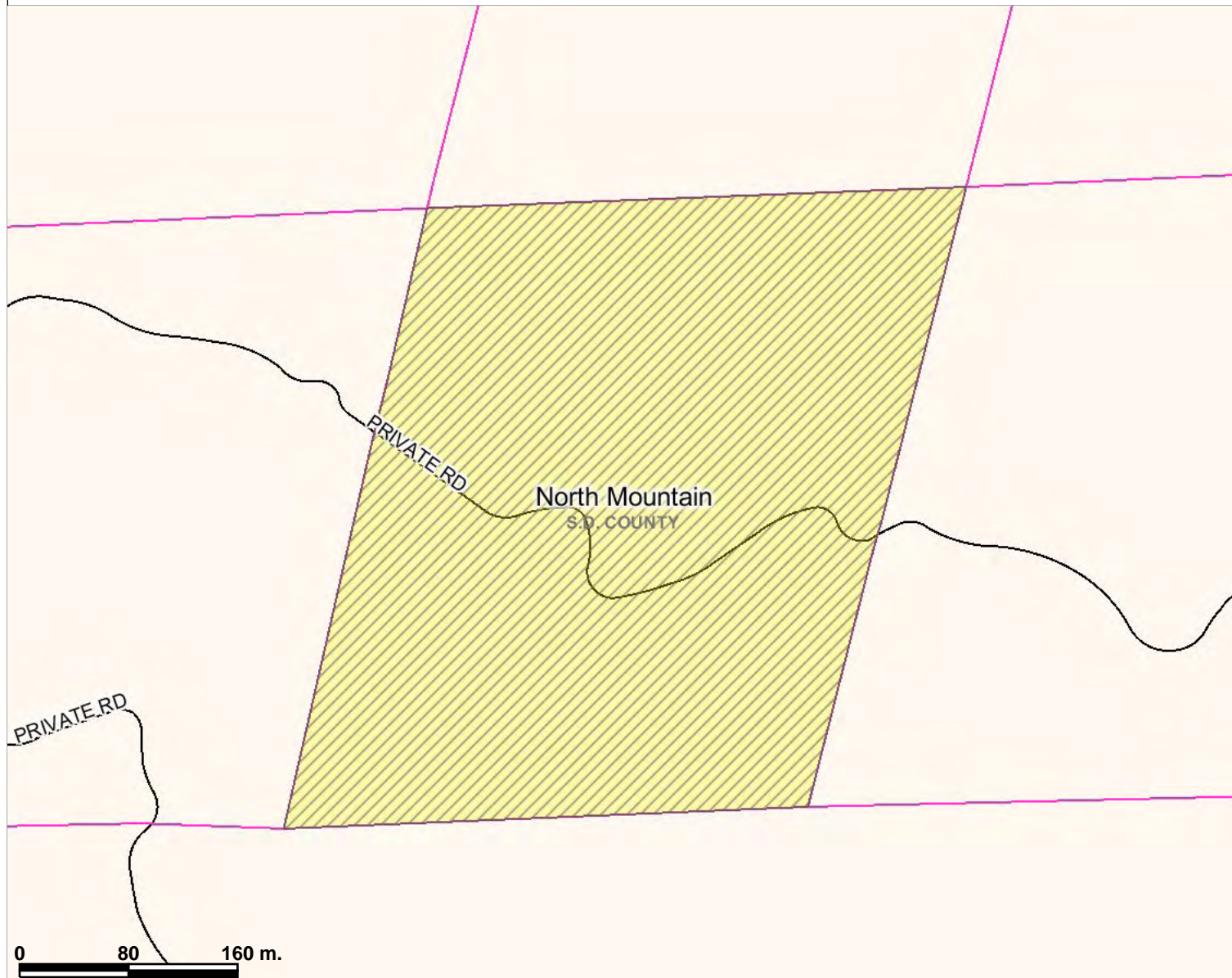
33°10'15.99" N — 116°37'50.88" W

elev 5034 ft











Aug 17, 2006

Eye alt 6880 ft

# Vettese



## 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: 1:4,540

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## Parcel Profile Results

APN 195-120-10-00 Profile:



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### 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	-

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### GEOCODES

Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 98007
Unified School District	UNIFIED WARNER
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)