



# **PROPERTY REPORT**

**ADDRESS:** Black Canyon Rd., Santa Ysabel, CA 92070

**DESCRIPTION:** A very rare 40 acre parcel with 800+ estimated square foot home in desirable Mesa Grande. This legacy property is located in a very private setting off of Black Canyon Road and contiguous with two large operating cattle ranches. Park-like setting: trimmed Engelmann and coast live oaks on nearly all usable acreage. Property has deed legal access with water well, and grid power. This would be a perfect weekend family retreat or an ideal site for building your dream home. Owner may finance with acceptable down payment. Property is shown by appointment only.

**PRICE:** \$450,000.00

**APN:** 245-020-07-00

**MLS:** 110059576

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

[Virtual Tour](#)

[You Tube](#)

# Mesa Grande Property

40 acres on Black Canyon Rd., Santa Ysabel, CA.



\$450,000

A very rare 40 acre parcel with 800+ estimated square foot home in desirable Mesa Grande.

This legacy property is located in a very private setting off of Black Canyon Road and contiguous with two large operating cattle ranches. Park-like setting:

trimmed Engelmann and coast live oaks on nearly all usable acreage. Deed legal access, well, and grid power. Perfect weekend family retreat or ideal site for building your dream home. Owner may finance with acceptable down payment.

Shown by appointment only!



CREB# 01109566

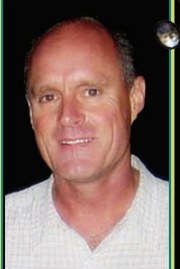


RED HAWK REALTY  
Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com



We Know The Back Country!

# APN # 245-020-07-00

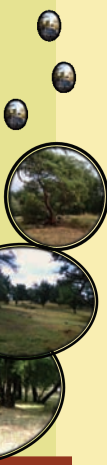


Of great importance are the various directions from which the ranch can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this undiscovered equestrian paradise.

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.

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.



***"We Know The Back Country!"***



Media: 20 - VT: <http://www.property.com>  
 Lot Size: 20+ AC  
 Acres: 40.000

**Detached**

MLS #: 110059576

APN: 245-020-07-00

Address: [0000 Black Canyon Rd. Rd](#)

City: Santa Ysabel, CA

Bedrooms: 1

Optional BR:

Total BR: 1

Est.SqFt: 855

Year Built: 1111

Age Restrictions: N/K

Sign on Property: N

Status: **Active**

Sales

Price:

Ownership: **Fee Simple**

Full Baths: 1

Half Baths: 0

Total Baths: 1

Zoning: **AG70**Pets: **Yes**LP: **\$450,000**Orig.Price: **\$450,000**

List Date: 10/24/2011

MT: 7

AMT: 5

Possession: **Close of Escrow**

Unit#/Space#:

Zip: **92070** MapCode: **0409H10**Community: **SANTA YSABEL**Neighborhood: **Mesa Grande**

Complex/Park:

Cross Streets: **Mesa Grande Rd.**

Jurisdiction:

Water District: **OUT**School District: **JULIANUNION****REMARKS AND SHOWING INFO**

A very rare 40 acre parcel with 850+ estimated square foot home in desirable Mesa Grande. This legacy property is located in a very private setting off of Black Canyon Road and contiguous with two large operating cattle ranches. Park-like setting: trimmed Engelmann and coast live oaks on nearly all usable acreage. Deed legal access, well, and grid power. Perfect weekend family retreat or ideal site for building your dream home.

Directions to Property: 1.3 miles down Black Canyon. please contact list agent

Mandatory Remarks: , None Known

**FEES, ASSESSMENTS AND TERMS**

H.O. Fees: **\$0.00** Paid:  
 HO Fees Include:

Other Fees: **\$0.00** Paid:  
 CFD/Mello Roos: **\$0.00**  
 Total Monthly Fees: **\$0.00**  
 Assessments:

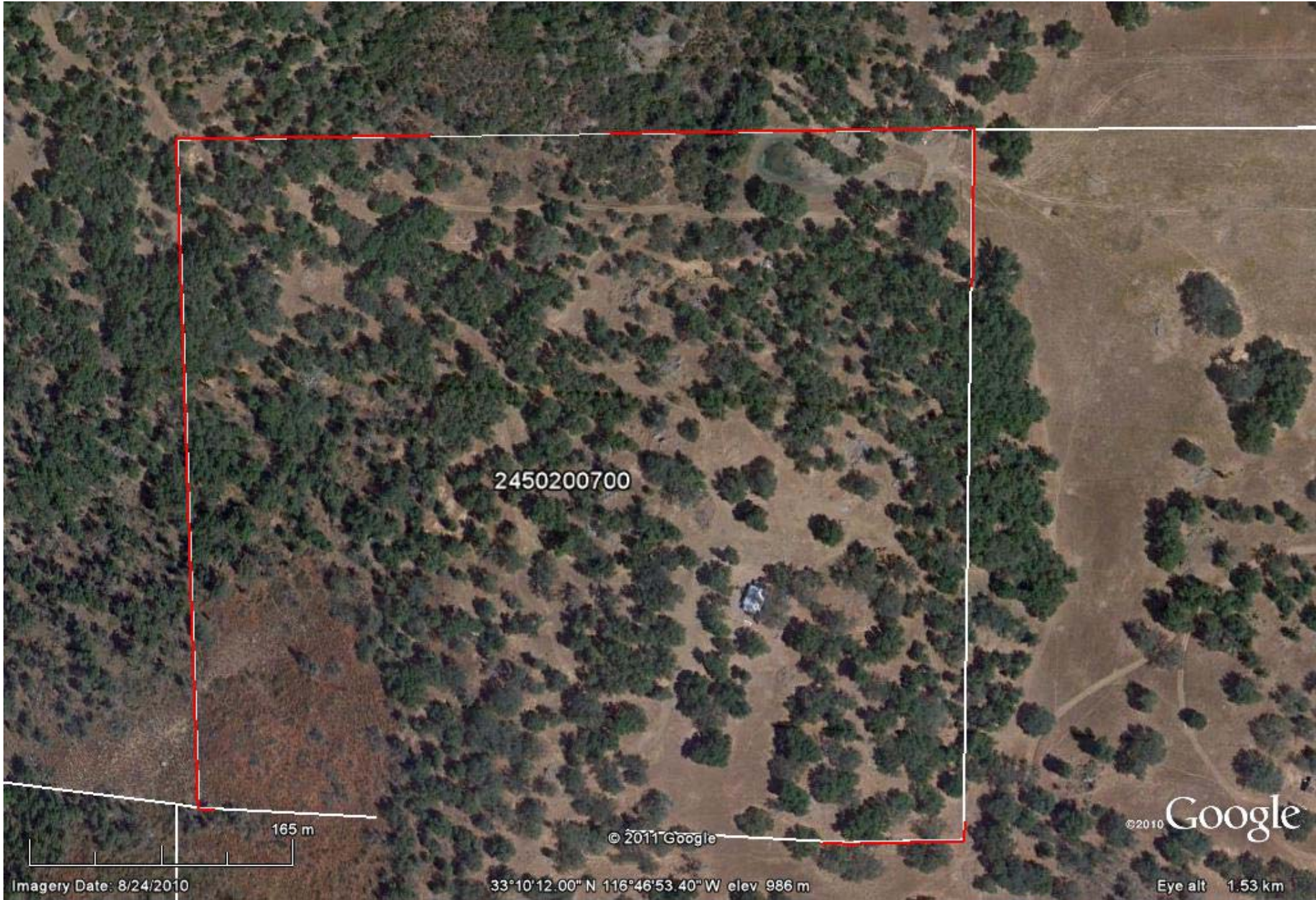
Other Fees Type:  
 Paid: Est % of Owner Occupancy:  
 Terms: **Cash, Seller May Carry**

**SITE FEATURES**

Approx # of Acres: **40.00**  
 Approx Lot Sq Ft: **1742400**  
 Approx Lot Dim:  
 Lot Size: **20+ AC**  
 Lot Size Source: **Assessor Record**  
 Water: **Well on Property**  
 Sewer/Septic: **Septic Installed**  
 Irrigation:  
 Telecom:  
 Residential Unit Loc: **Detached**  
 Units In Complex:  
 Animal Designator Code:  
 Miscellaneous:

View: **Mountains/Hills, Panoramic, Valley/Canyon**  
 Topography: **Rolling, Slope Gentle**  
 Boat Facilities:  
 Frontage Length:  
 Frontage:  
 Land Use Code:  
 Add'l Land Use:  
 Site: **Easement Access**  
 Prop Restrictions: **None Known**  
 Structures: **Shed**  
 Complex Features:

Parking Garage:  
 Parking Garage Spaces: **0**  
 Parking Non-Garage: **Driveway**  
 Parking Non-Garaged Spaces: **10**  
 Total Parking Spaces: **10**  
 Parking for RV:  
 Fencing: **Full**



2450200700

165 m

Imagery Date: 8/24/2010

33°10'12.00" N 116°46'53.40" W elev 986 m

© 2010 Google

© 2010 Google

Eye alt 1.53 km

Black Canyon Rd

2450200700

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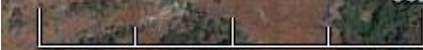
©2010 Google

Imagery Date: 8/24/2010

33°10'12.00" N 116°46'53.40" W elev 984 m

Eye alt 3.28 km

532 m



## **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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### Permit Summary

Permit:	LWEL 4370		
Description:	WATER WELL		
Project:			
Status:	OPEN	Entered:	11-Jan-1996
Issued:	11-Jan-1996	Completed:	
Decision:			
Expiration:		Next Renewal:	
Location Desc.:	25125 BLACK CANYON RD , SANTA YSABEL 92070		

### Permit Manager

Permit Name:	REYES/MARTIN,		
Lead Person:			
Default Inspector:			
Issued Date:	11-Jan-1996	Expiration Date:	
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

### Parcel Information

Address	APN	
<a href="#">25125 BLACK CANYON RD</a>	<a href="#">245-020-07-00</a>	<a href="#">GIS Parcel</a>

### Scope of Work

Description of work: NEW WELL- PRIVATE WELL

### Applicant Information

Company:			
Applicant:	REYES/MARTIN		
Representative:			
Title:			
Address:			
City / State / ZIP:			
Work Phone:		Extension:	
Home Phone:		FAX:	
E-Mail:			

### Contact Information

Company:	JOHN H WARDEN DRILLING		
Name:	JOHN H WARDEN		
Representative:			

Title:			
Address:			
City / State / ZIP:	RAMONA, CA, 92065		
Work Phone:	619-789-2539	Extension:	
Home Phone:		FAX:	
E-Mail:			

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

Professionals / Contractors	
JOHN H. WARDEN DRILLING as DRILLER P.O. BOX 177 RAMONA, CA 92065 C57 - WATER WELL DRILLING License: 681782 Expires:	Phone: 619-789-2539

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>	JTYLEREH			6LAPPROVED	11-Jan-1996
<a href="#">WELL LOG RECEIVED</a>	LEGACY			6LCOMPETE	09-Jan-1996
<a href="#">WELL LOG REVIEWED</a>	LEGACY			LEGACY	

Comments
Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 PRE KIVA ASSESSOR NUMBERS: 245-020-07 AND 245-020-06
Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 APN AND ADDRESS USED IN DATA CONVERSION: -- APN: 245-020-07-00 -- ADDRESS: 25125 BLACK CANYON RD, SANTA YSABEL 92070
Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 OLD RECORD NUMBER: 4370 --- OLD PERMIT: W05264a

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

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