



# **PROPERTY REPORT**

**ADDRESS:** Mesa Grande Rd., Santa Ysabel, CA 92070

**DESCRIPTION:** 160<sup>+/-</sup> ACRE park-like setting located on desirable Mesa Grande in beautiful Santa Ysabel, California near the Santa Ysabel Open Space preserve, and within minutes of the Volcan Mountain Preserve. This ranch for sale is ideal for any type of agriculture and possesses a valuable "O" animal zoning designator. This incredibly scenic and usable property features views and privacy. This beautiful parcel is shown by appointment only.

**PRICE:** Contact Broker for Pricing

**APN:** 245-020-09,10,11-00

**MLS:** Exclusive

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

# Mesa Grande Ranch

Mesa Grande Rd., Santa Ysabel, CA 92070



**Call Broker for pricing**

160<sup>+/-</sup> ACRE

park-like setting located on desirable Mesa Grande in beautiful Santa Ysabel, California near the Santa Ysabel Open Space preserve, and within minutes of the Volcan Mountain Preserve.

This ranch for sale is ideal for any type of agriculture and possesses a valuable "O" animal zoning designator. This incredibly scenic and usable property features views and privacy. This beautiful parcel is shown by appointment only.



CREB# 01109566



RED HAWK REALTY

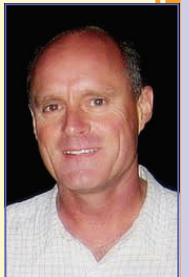
Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!





# APN # 245-020-09,10,11-00



This rare parcel features several beautiful building sites and is located in a area of ample water. There are two large ponds on the property for sale. An abundance of wildlife and old growth oaks distinguish this beautiful parcel from many of the other offerings available in the area. This is the ideal parcel for the horseperson, hiker, or outdoor enthusiast.

There are three legal parcels comprising the ranch. This Santa Ysabel Ranch for sale has a custom ranch style home featuring 3 bedrooms, two bathrooms, and ample room to expand. There is also a rental home on the same parcel for sale.

The topography features a very gently rolling slope with spectacular views and grassy meadows. This is an ideal investment for future returns, or a great place to build a private estate.

Close by, the Julian area is a well known get-a-way for city residents from all over Southern California. Tourism is now the primary draw, replacing the mining interests when Julian's population rivaled that of the City of San Diego. There are many fine restaurants and lodging accommodations in the immediate area of this centrally, yet privately located property.



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



2450200900

2450201100

2450201000

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Imagery Date: Aug 24, 2010

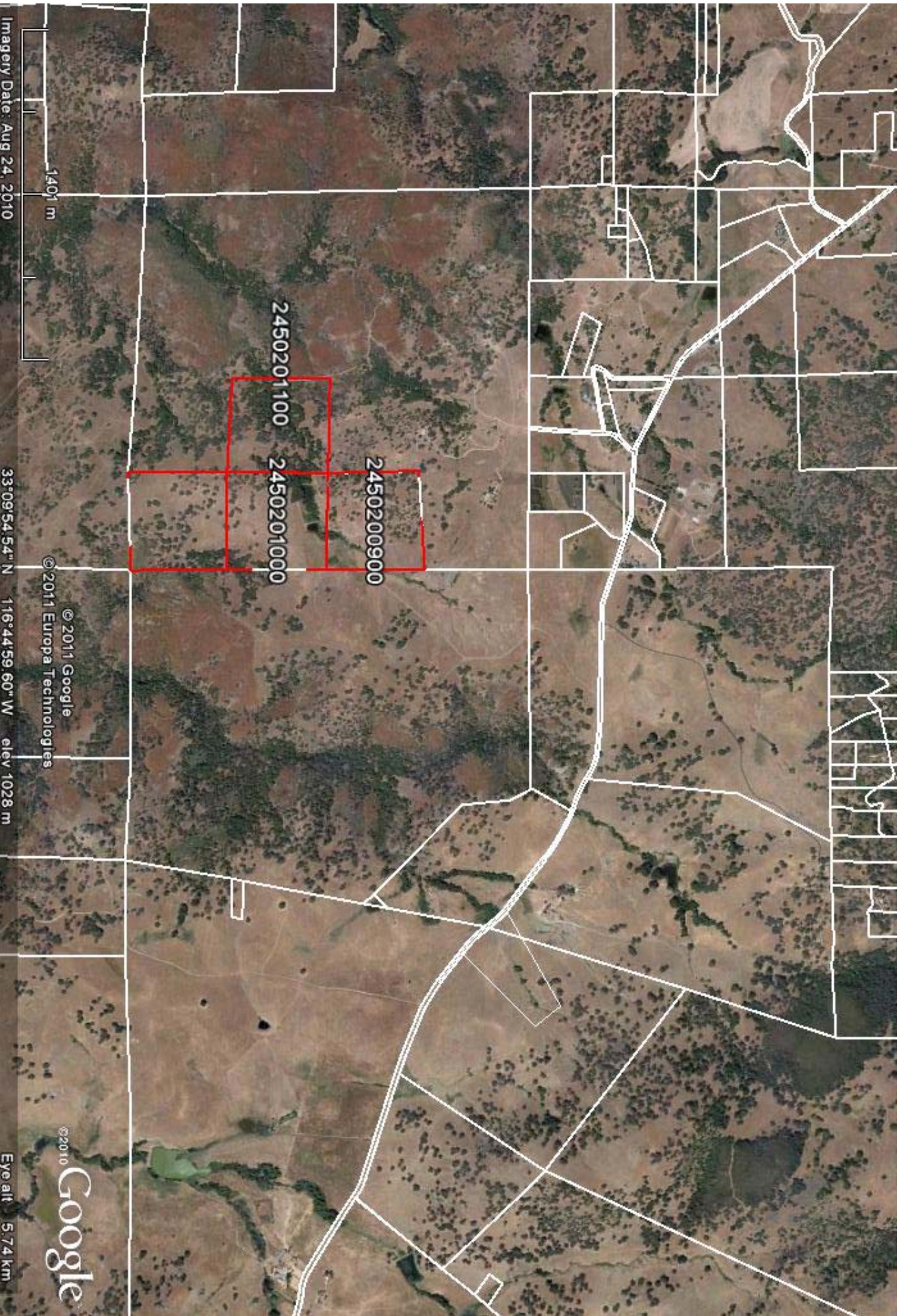
591 m

Bar Rd

33°09'32.29" N 116°45'24.12" W elev 973 m

Eye alt 2.78 km

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2450201100

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2450200900

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Imagery Date: Aug 24, 2010

1401 m

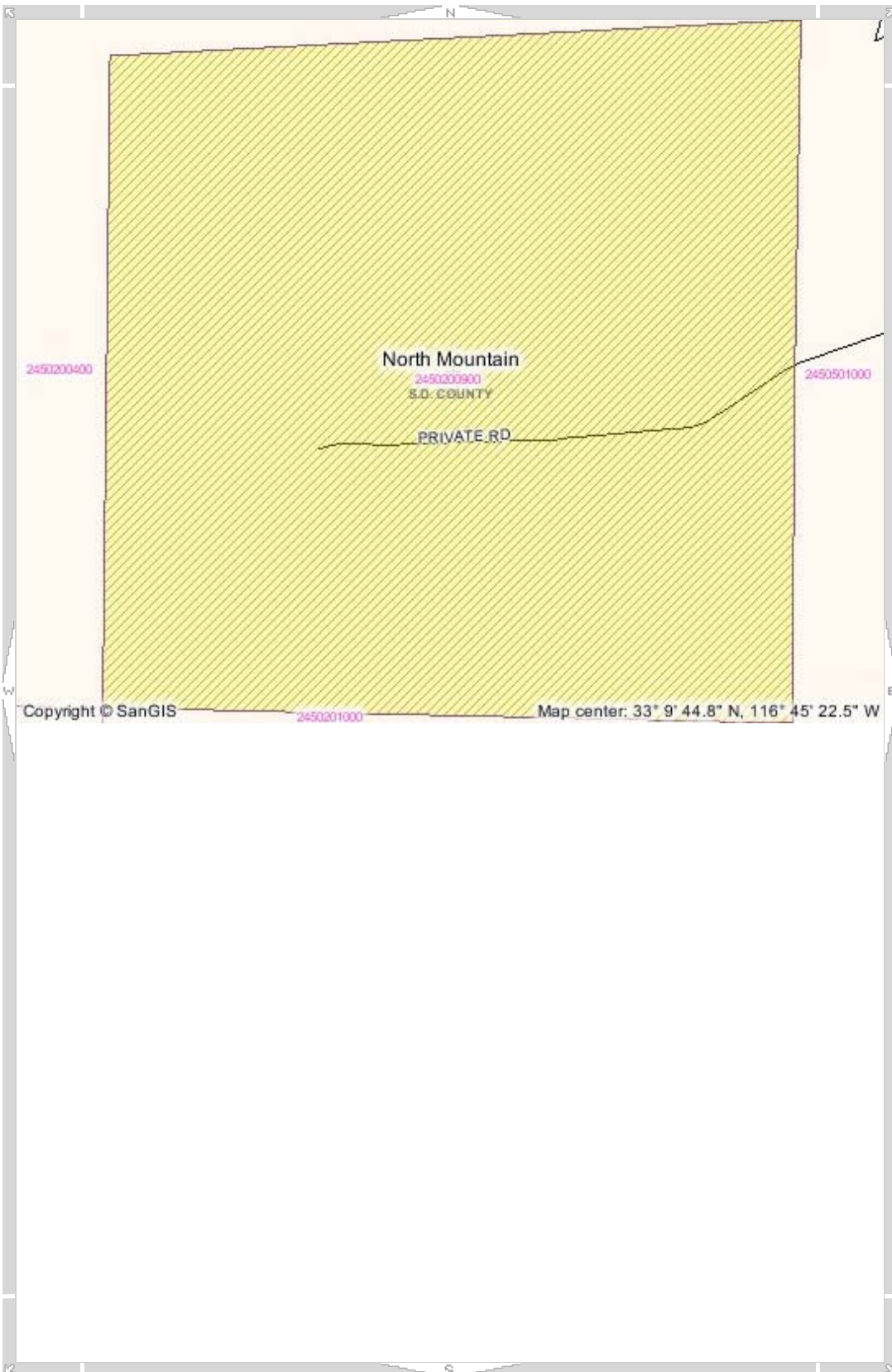
33°09'54.54" N 116°44'59.60" W elev 1028 m

©2010 Google  
Eye alt 5.74 km



# Property Profile Map

Layers Legend Locate Property Profile Help



## Parcel Profile Results

APN 245-020-09-00 Profile:

### ZONING

Use Reg	A72
Animal Reg	O
Density	.025
Lot Size	40AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	A
Regional Cat	IR & ECA
General Plan	20
Plan Area	North Mountain
Plan Group	

### GEOCODES

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

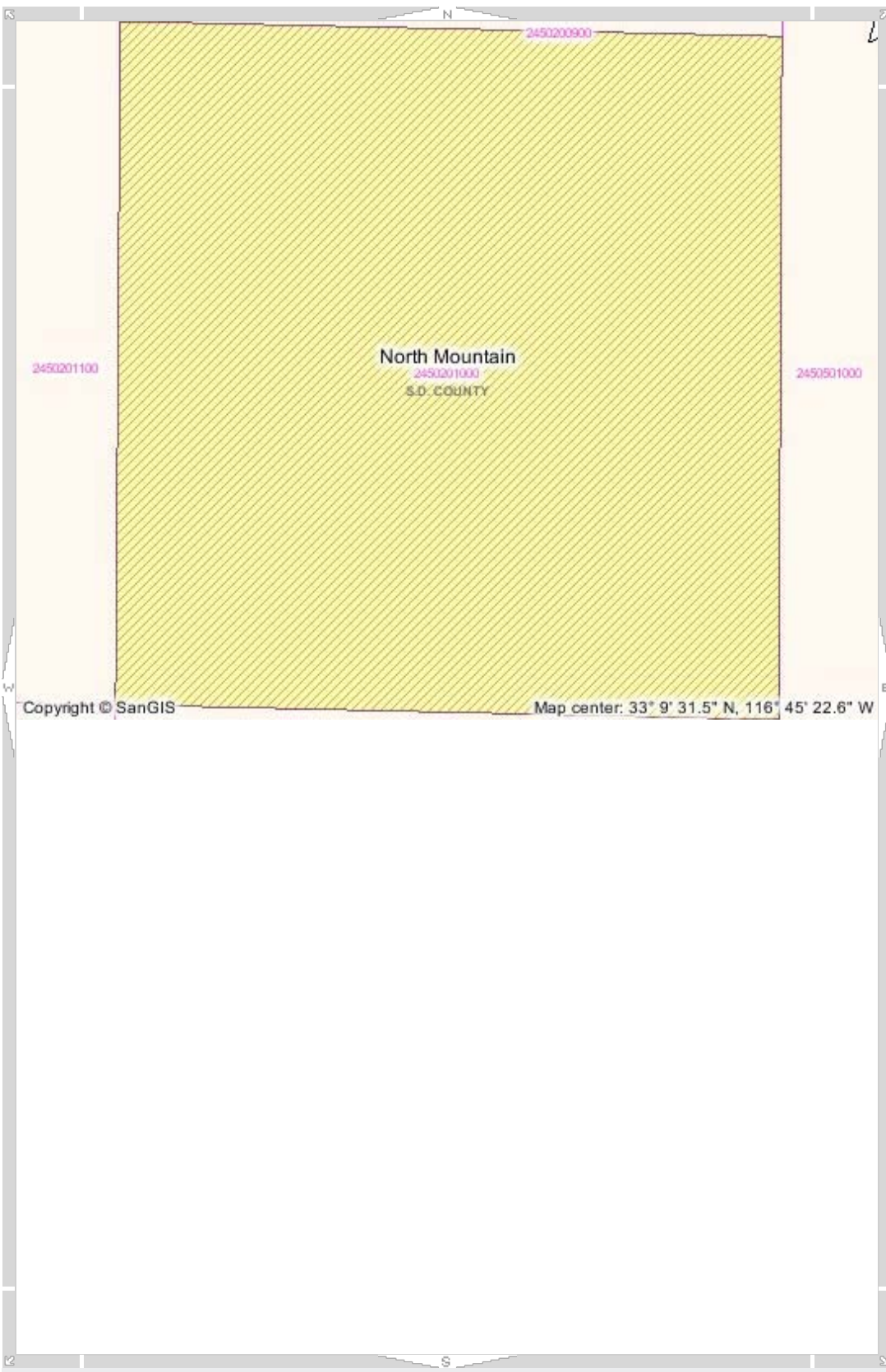
Scale: 1:

Map Tool: **Select Property**



# Property Profile Map

Layers Legend Locate **Property Profile** Help



## Parcel Profile Results

APN 245-020-10-00 Profile:

### ZONING

Use Reg	A72
Animal Reg	O
Density	.025
Lot Size	40AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	A
Regional Cat	ECA
General Plan	20
Plan Area	NORTH MOUNTAIN
Plan Group	-

### GEOCODES

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

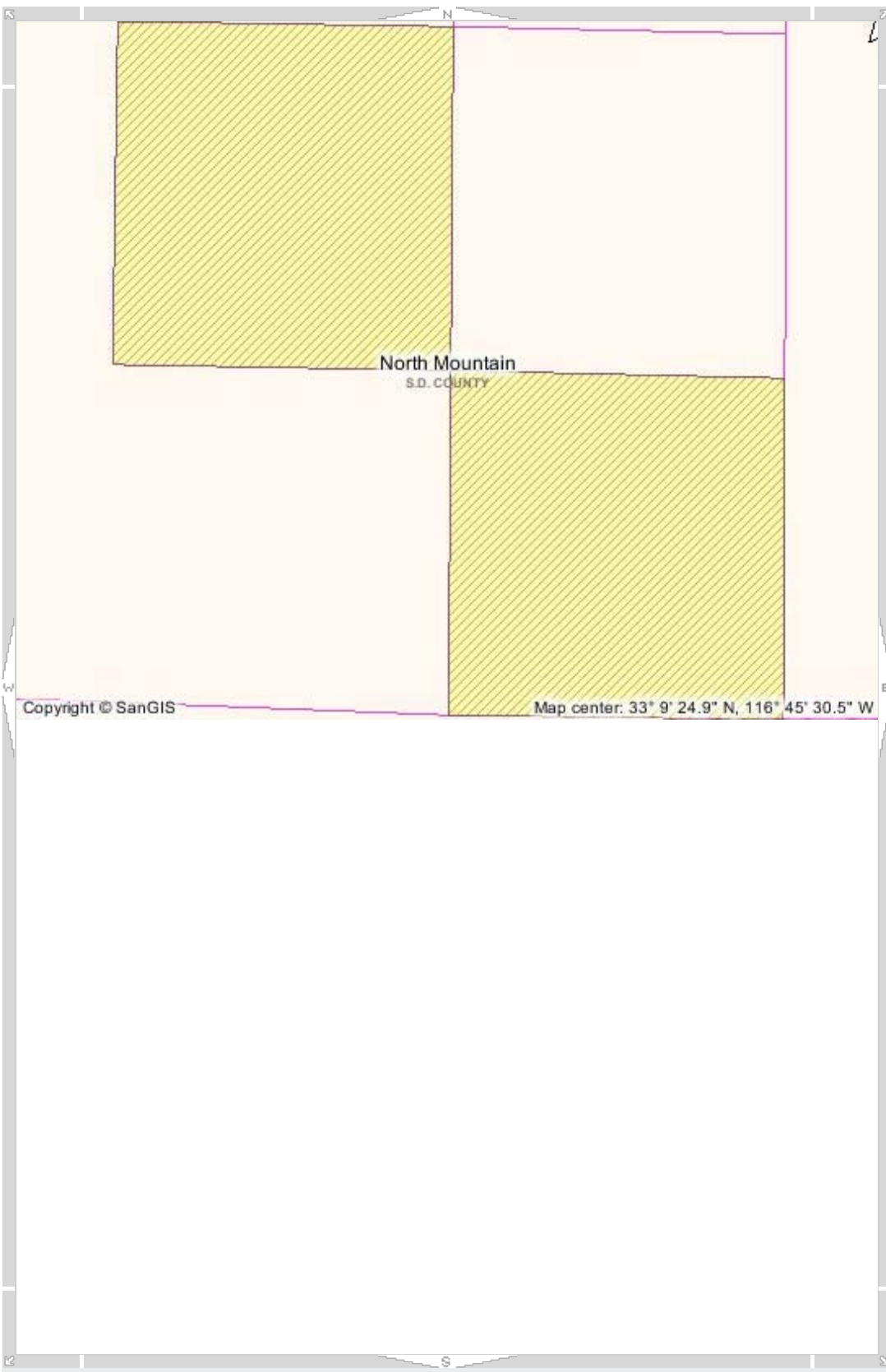
Scale: 1:

Map Tool: **Select Property**



# Property Profile Map

Layers Legend Locate **Property Profile** Help



## Parcel Profile Results

APN 245-020-11-00 Profile:

### ZONING

Use Reg	A72
Animal Reg	O
Density	.025
Lot Size	40AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	A
Regional Cat	ECA & IR
General Plan	20
Plan Area	NORTH MOUNTAIN
Plan Group	-

### GEOCODES

Elementary School District	GEN ELEM JULIAN UNION
High School District	HIGH JULIAN UNION
Local Park Planning Area	UNDETERMINED
Tax Rate Area	TAX RATE AREA 81016
Watershed	Sutherland Hydrologic Sub Area
Wetlands	CONTAINS WETLANDS

## **A72 GENERAL AGRICULTURAL USE REGULATIONS**

### **2720 INTENT.**

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

### **2722 PERMITTED USES.**

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
  - Law Enforcement 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. 6268 (N.S.) adopted 4-14-82)

(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. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

### **2723 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A72 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)

**2724 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A72 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.
  - 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)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

**2725 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A72 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 Library Services
  - Major Impact Services and Utilities
  - Parking Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Agricultural and Horticultural Sales (all types)
  - Animal Sales and Services: Auctioning
  - Explosive Storage (see Section 6904)
  - Gasoline Sales

Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage  
Animal Waste Processing (see Section 6902)  
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. 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)  
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)