

DONN BREE



**RANCHES ▪ HOMES
LOTS ▪ LOANS**

800-371-6669

PROPERTY REPORT

ADDRESS: 26980 Mesa Grande Road, Santa Ysabel, CA 92070

DESCRIPTION: Beautiful ranch site in desirable Mesa Grande. **87.94** rolling acres with 1800 square foot barn, power, and 500 foot deep water well. Oaks and sycamore trees spotted across all usable acreage. Rare parcel!

PRICE: \$999,000.00

APN: 194-040-3000

MLS: 000000000

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 *cell*; 800-371-6669 *office*.

87 acres Mesa Grande

High Valley Ranch Mesa Grande Rd., Santa Ysabel, CA 92070



\$999,000

- 87+/- Acres
- Oak Trees
- Rolling meadows



- Large barn
- Power
- Water



This stunning 87^{+/-} ACRE Estate Ranch Site 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 used as a cattle ranch 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 drive to this undiscovered equestrian paradise.

Topographically, the ranch is varied. The core of the ranch features a very gentle slope entering the ranch while traveling toward the main home site and large barn. At the top of the knoll, one enjoys a commanding view of the Sholder Creek swale.

Large, mature oaks dominate the indigenous landscape. Great consideration was given to the natural beauty of this property when incorporating the improvements found on this landmark ranch. 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.

Donn Bree, Ph. D., G.R.I.
PO Box 188
Santa Ysabel, CA 92070
Donn@Donn.com
www.Donn.com

800-371-6669
CREB # 01109566





Assessor Parcel Number (194-040-3000)



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.



A well-built 1,800 *esf* barn is accessed by a paved road from the entrance to the ranch. There are many fine home sites on the property.

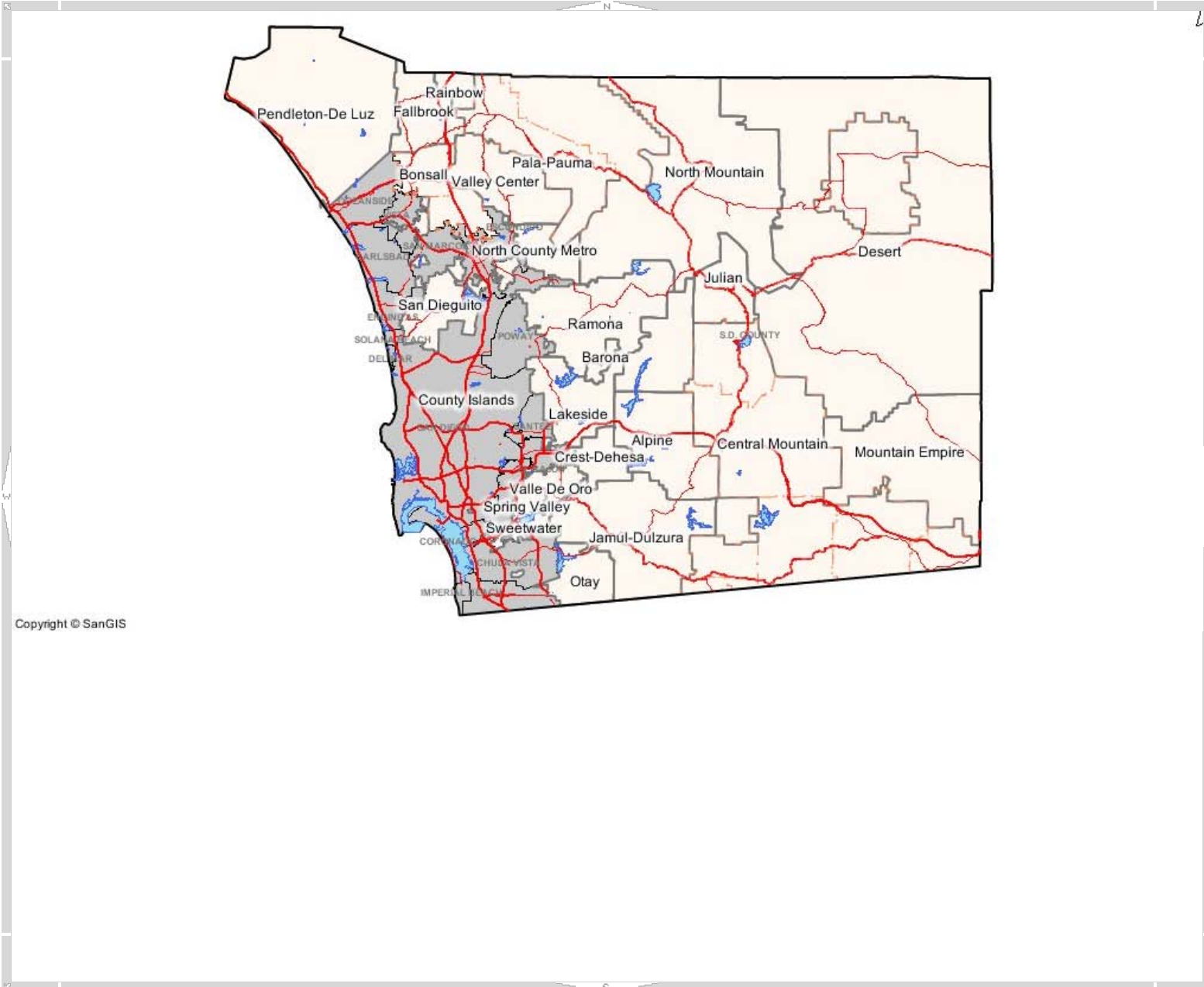
There is presently one deep well on the property. The immediate area is known for good water. Power and communication utilities are to the site





Property Profile Map

Layers Legend Locate **Property Profile** Help



Parcel Profile Results

APN 194-040-30-00 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	
Circulation Element	ABUTS CIRCULATION ELEMENT
Elementary School District	GEN ELEM JULIAN UNION
High School District	HIGH JULIAN UNION
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81016
Watershed	Pamo Hydrologic Sub Area
Wetlands	CONTAINS WETLANDS

Copyright © SanGIS

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)



N

1940403000

Mesa Grande Rd

Image © 2008 DigitalGlobe
© 2008 Tele Atlas

Google

33°11'59.80" N 116°45'48.44" W

elev 3377 ft

Feb 2006

Eye alt 4972 ft


[Help](#) [Home](#)
[Look Up](#)
[Summary](#)

Permit Summary

Permit:	LWEL 11587		
Description:	WATER WELL		
Project:			
Status:	OPEN	Entered:	22-Oct-1984
Issued:	22-Oct-1984	Completed:	
Decision:			
Expiration:		Next Renewal:	
Location Desc.:	NO ADDRESS , SANTA YSABEL 92070		

Permit Manager

Permit Name:	UDALL, JOHN		
Lead Person:			
Default Inspector:			
Status:	OPEN-DONE		
Issued Date:	22-Oct-1984	Expiration Date:	
Desc. Status:	LEGACY		
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

Parcel Information

Address	APN	
NO ADDRESS	194-040-30-00	GIS Parcel

Scope of Work

Description of work: NEW WELL- PRIVATE WELL

Applicant Information

Company:			
Applicant:	JOHN UDALL		
Representative:			
Title:			
Address:			
City / State / ZIP:			
Work Phone:		Extension:	
Home Phone:		FAX:	

E-Mail:	
---------	--

Contact Information	
Company:	REX ANDERSON CORP.
Name:	REX ANDERSON
Representative:	
Title:	
Address:	
City / State / ZIP:	JULIAN, CA, 92036
Work Phone:	Extension:
Home Phone:	FAX:
E-Mail:	

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

Professionals / Contractors	
REX ANDERSON CORP. as DRILLER P.O. BOX 1272 JULIAN, CA 92036 C57 - WATER WELL DRILLING License: 273474 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
PROJECT DESIGN REVIEW	BGIESIEH			6LAPPROVED	22-Oct-1984
SITE INSPECTION	LEGACY			6LCOMPLETE	14-Jul-1986
WELL LOG RECEIVED	LEGACY			6LCOMPETE	20-Feb-1985
WELL LOG REVIEWED	LEGACY			6LAPPROVED	14-Jul-1986

Comments
<p>Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 PRE KIVA ASSESSOR NUMBERS: 194-040-30 AND 194-040-28</p>
<p>Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 APN AND ADDRESS USED IN DATA CONVERSION: -- APN: 194-040-30-00 -- ADDRESS: NO ADDRESS, SANTA YSABEL 92070</p>
<p>Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 OLD RECORD NUMBER: 11587 --- OLD PERMIT: W30056</p>

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

[County of San Diego](#) | [Land Use and Environment Group](#)