



# **PROPERTY REPORT**

**ADDRESS:** 25430 Hwy 79, Santa Ysabel, CA 92070

**DESCRIPTION:** 83+ acres with three homes. Completely fenced and cross fenced. Artesian well, barn, corrals and a small vineyard. Graded roads that interlace entire property. Good income potential. Valuable O Animal Designator. This is a MUST SEE!

**PRICE:** \$995,000 - \$1,300,000

**APN:** 195-100-10-00

**MLS:** 110016102

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

# MINERAL KING RANCH

SANTA YSABEL

83 ACRE RANCH WITH 3 HOUSES



**\$995,000 - \$1,300,000**

**83+ acre** ranch located between Mesa Grande & Volcan Mountain with unobstructed views of Lake Henshaw, Palomar Mountain Observatory and beyond. 3 homes, including 2 log homes. Large metal barn with horse corrals. Entire property fenced & cross fenced. High production artesian well. Oaks are abundant on lower part of the parcel, where Carrisita Creek runs through entire width of property. Access road to top of property ends on spectacular building site featuring panoramic views of surrounding area. Low tax rate resulting from Agricultural Preserve designation. Desirable O Animal Designator. Abundant wildlife: turkey, deer, raptors, etc. Great access in all directions on low traffic state & county maintained highways. Owner may finance with an acceptable down payment. Property shown by appointment only.



[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](mailto:Donn@Donn.com)

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

*We Know The Back Country!*



### **Main Log Home # 1**

2 bedroom / 2 bathroom with 1200 sq ft of living space. Open floor plan with covered wrap around deck. Kitchen features Corian countertops and custom cabinetry.



**Main Log Cabin**

**Main House** has 3 bedrooms with approx 1800 square feet of living space. Covered wrap around deck offers amazing views of Lake Henshaw! House has a detached 2 car garage with a 350 square foot office located behind garage (included in esf).



**Main House**

### **Log Home # 2**

1 bedroom / 1 bathroom with 900 square feet of living space. Plenty of room to expand!



**Small Log House**

Mineral King Ranch

Presented by

RED HAWK REALTY



Media: 25 - VT: <http://www.properly.com>

WalkScore



Lot Size: **20+ AC**

Acres: **83.01**

**Detached**

MLS #: **110016102**

APN: **195-100-10-00**

Address: [25430 Hwy 79](#)

City: **Santa Ysabel, CA**

Bedrooms: **3**

Optional BR:

Total BR: **3**

Est.SqFt: **1,800**

Year Built: **2000**

Age Restrictions: **N/K**

Sign on Property: **Y**

Status: **Active**

Sales

Price:

Ownership: **Fee Simple**

Full Baths: **2**

Half Baths: **0**

Total Baths: **2**

Zoning:

Pets: **Yes**

LP: **\$995,000 - \$1,300,000**

Orig.Price: **\$1,300,000**

List Date: **03/17/2011** MT: **34**

OMD: AMT: **34**

COE:

Possession:

Unit#/Space#:

Zip: **92070** MapCode: **0409J9**

Community: **SANTA YSABEL**

Neighborhood: **SANTA YSABEL**

Complex/Park:

Cross Streets: **HWY 76**

Jurisdiction: **Unincorporated**

Water District:

School District:

**REMARKS AND SHOWING INFO**

Ranch home and 2 gorgeous log cabins on property. Barn, corrals and cross fenced for livestock. Meadows explode with a rainbow of colors, light snow and running creeks. Incredible old oaks and sycamores line creek bed. Mature and producing grape vines overlook spectacular views of Lake Henshaw and Palomar Observatory. Crystal clear and high producing well with large storage tank including 5 fire hydrants and hoses. Beautiful, private and peaceful. Endless possibilities. You will LOVE this place.

Directions to Property: 4.6 miles North of Hwy78/79 junction in Santa Ysabel, or 2.3 miles South of Hwy76/79 junction.

Mandatory Remarks: **Seller will entertain offers between \$995000 - \$1300000, None Known**

Sales Restrictions: **N/K**

**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: **83.01**

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: **20+ AC**

Lot Size Source: **Title Company**

Water: **Well/Irrigation Only**

Sewer/Septic: **Septic Installed**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View: **Mountains/Hills, Lake/River**

Topography: **Slope Gentle**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site:

Prop Restrictions: **None Known**

Structures: **Other/Remarks**

Complex Features:

Parking Garage: **Attached**

Parking Garage Spaces: **2**

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **Full, Gate, Cross Fencing**

<b>MLS#: 110016102</b>	<b>25430 Hwy 79</b>	<b>LP: \$995,000 - \$1,300,000</b>
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**APPROX ROOM DIMENSIONS**

Living Room:	<b>24X17</b>
Dining Room:	<b>11X12</b>
Family Room:	<b>1X1</b>
Kitchen:	<b>17X18</b>
Breakfast Area:	
Master BR:	<b>12X13</b>
Bedroom 2:	<b>10X12</b>
Bedroom 3:	<b>10X12</b>
Bedroom 4:	
Bedroom 5:	
Extra Room 1:	
Extra Room 2:	
Extra Room 3:	

**INTERIOR FEATURES**

Stories	Sub-Flooring	Searchable Rooms
<b>1 Story</b>		<b>Bedroom(s) Entry Level</b>
Approx Living Space	Floor Coverings	<b>Dining Area</b>
<b>1,500 to 1,999 Sqf</b>		<b>Family Room</b>
Source of Square Feet		<b>Master Bdrm (2)</b>
<b>Owner</b>		<b>Other/Remarks</b>
Interior Walls	Fireplaces	
	Fireplace Location	

**BUILDING, COMPLEX AND EXTERIOR FEATURES**

Architectural Style	Elevator	Spa	Water Heater Type
<b>Ranch</b>			<b>Propane, Tankless</b>
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		<b>Propane</b>
Construction		Security	Laundry Location
<b>Built on Site</b>	Units in Bldg		<b>Garage</b>
Exterior	Exclusive Use Yard	Cooling	Equipment:
<b>Stucco</b>	<b>Y</b>	<b>N/K</b>	<b>Dishwasher, Disposal, Dryer,</b>
Roof	Patio		<b>Garage Door Opener,</b>
<b>Composition</b>	<b>Awning/Porch Covered, Covered, I</b>	Heat Source	<b>Microwave, Range/Oven,</b>
Guest House	Pool	<b>Propane, Wood</b>	<b>Refrigerator, Satellite Dish,</b>
<b>Detached</b>	<b>N/K</b>		<b>Shed(s), Trash Compactor,</b>
Entry Level Unit	Pool Heat	Heat Equipment	<b>Washer, Water Filtration,</b>
3 Stairs/Steps to Entry		<b>Forced Air Unit, Fireplace</b>	<b>Other/Remarks</b>
<b>N</b>			

**MANUFACTURED/MOBILE HOME OPTIONS**

Lenght x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Tax Rolls:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

**SUPPLEMENTAL REMARKS**

83+ acre ranch located between Mesa Grande and Volcan Mountain with unobstructed views of Lake Henshaw, Palomar Mountain observatory, and beyond. Three homes, including two log homes. Large metal barn with horse corrals. Entire property fenced and cross fenced. High production artesian well. Oaks are abundant on lower part of the parcel, where Carrisita Creek runs through entire width of property. Access road to top of property ends on spectacular building site featuring panoramic views of surrounding area. Low tax rate resulting from Agricultural Preserve designation. Abundant wildlife: turkey, deer, raptors, etc. Great access in all directions on low traffic state and county maintained highways. Owner may finance with acceptable offer.

Prepared by: Donn Bree, GRI  
DRE Lic.#: 01078868

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Wednesday, April 20, 2011  
5:09 PM



1951001000

79

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01" N 116°41'18.29" W

elev 3255 ft

Feb 2006

Eye alt 657



## Property Profile Map

Layers Legend Locate Property Profile Help



### Parcel Profile Results

APN 195-100-10-00  
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

Circulation Element	ABUTS CIRCULATION ELEMENT
Elementary School District	GEN ELEM JULIAN UNION
Gis Earthquake Zone	WITHIN 50 FT OF AN ALQUIST-PRIOLO FAULT
Gis Earthquake Zone	WITHIN 50 FT OF ALQUIST-PRIOLO EQ FAULT
High School District	HIGH JULIAN UNION
Local Park	
Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81036
Watershed	Warner Hydrologic Sub Area

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Map center: 33° 10' 19.5" N, 116° 41' 18.7" W

## 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 presen/e 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

Mobilehome Residential "18"

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"

Animal Sales and Services: Veterinary (Small Animals) "6"

2703

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)

9-08

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

Penmit

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Sen/ices

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)



# Williamson Act

## Questions and Answers

### What is the California Land Conservation (Williamson) Act?

The California Land Conservation Act, better known as the Williamson Act, has been the state's premier agricultural land protection program since its enactment in 1965. Nearly 16.9 million of the state's 45 million acres of farm and ranch land are currently protected under the Williamson Act.

The California Legislature passed the Williamson Act in 1965 to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. The Act creates an arrangement whereby private landowners contract with counties and cities to voluntarily restrict land to agricultural and open-space uses. The vehicle for these agreements is a rolling term 10 year contract (i.e. unless either party files a "notice of nonrenewal" the contract is automatically renewed annually for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value.

### What benefits do Williamson Act contracts offer to landowners?

The Williamson Act is estimated to save agricultural landowners from 20 percent to 75 percent in property tax liability each year. One in three Williamson Act farmers and ranchers said in a survey that without the Act they would no longer own their parcel (Source: Land in the Balance, University of California: December 1989).

### What is an agricultural preserve?

An agricultural preserve defines the boundary of an area within which a city or county will enter into contracts with landowners. The boundary is designated by

resolution of the board of supervisors (board) or city council (council) having jurisdiction. Only land located within an agricultural preserve is eligible for a Williamson Act contract. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the preserve is maintained for agricultural or open space use.

### How many acres are required for an agricultural preserve?

An agricultural preserve must consist of no less than 100 acres. However, in order to meet this requirement, two or more parcels may be combined if they are contiguous or in common ownership. Smaller agricultural preserves may be established if a board or council determines that the unique characteristic of the agricultural enterprise in the area calls for smaller agricultural units, and if the establishment of the preserve is consistent with the General Plan. Preserves may be made up of land in one or more ownerships. Property owners with less than 100 acres may combine with neighbors to form preserves, provided the properties are contiguous.



### What is a Williamson Act Contract?

A Williamson Act Contract is the legal document that obligates the property owner, and any successors of interest, to the contract's enforceable restrictions.

### How does a landowner initiate a Williamson Act Contract?

A landowner interested in enrolling land in a contract should contact the local planning department of the county in which the land is located to obtain information and instructions.

## **How long must land be maintained under a Williamson Act contract?**

The minimum term for a contract is 10 years. However, some jurisdictions exercise the option of making the term longer, up to twenty years. Contracts renew automatically every year unless nonrenewed.

## **What is the nonrenewal process?**

A notice of nonrenewal starts the 9-year nonrenewal period. During the nonrenewal process, the annual tax assessment gradually increases. At the end of the 9-year nonrenewal period, the contract is terminated.

## **What is a cancellation?**

Only the landowner can petition to cancel a contract. To approve a tentative contract cancellation, a county or city must make specific findings that are supported by substantial evidence. The existence of an opportunity for another use of the property is not sufficient reason for cancellation. In addition, the uneconomic character of an existing agricultural use shall not, by itself, be a sufficient reason to cancel a contract. The landowner must pay a cancellation fee equal to 12.5 percent of the unrestricted, current fair market valuation of the property.

## **Must a landowner comply with the terms and conditions of a contract?**

Yes. A Williamson Act contract secures an enforceable restriction. Failure to meet the terms and conditions of the contract may be considered a breach of contract.

## **What happens to a Williamson Act contract upon sale of the property?**

A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner.

## **What are the land uses permitted within an agricultural preserve and contracted land?**

The Williamson Act states that a board or council by resolution shall adopt rules governing the administration of agricultural preserves. The rules of each agricultural preserve specify the uses allowed. Generally, any commercial agricultural use will be permitted within any agricultural preserve. In addition, local governments may identify compatible uses permitted with a use permit.

## **What happens if an owner fails to comply with the terms and conditions of a contract?**

In the case of a breach of a contract, the local government may seek a court injunction to enforce the terms of the contract. Structures permitted or built after January 1, 2004, exceeding 2,500 square feet that are not permitted under the Williamson Act or contract, local uniform rules or ordinances and exceed 2,500 square feet are *material breaches of contract* and may be subject to penalties of 25% of the value of the affected land and 25% of the value of any improvements



## **Does my county participate?**

As of 2005, all counties except Del Norte, Los Angeles, San Francisco, Inyo and Yuba offer Williamson Act contracts. How can an agricultural landowner permanently protect his land from development pressures?

An agricultural conservation easement is a voluntary, legally recorded deed restriction that is placed on a specific property used

for agricultural production.

**California Farmland Conservancy Program (CFCP)** grant funds may be used by a local government or a qualified nonprofit organization (i.e. park district, resource conservation district or land trust) to purchase a landowner's conservation easement. The Department of Conservation can assist landowners in identifying appropriate entities that would be qualified to apply for a CFCP grant on their behalf.

## **What is the State's role?**

The Department of Conservation is responsible for the interpretation of the Williamson Act, research of related issues and policies, and enforcement of Williamson Act provisions and restrictions.

## **For more information contact:**

Department of Conservation  
Division of Land Resource Protection  
801 "K" Street MS 13-71  
Sacramento, CA 95814  
Phone: 916-324-0850  
FAX: 916-327-3430  
Email: [dlrp@consvr.ca.gov](mailto:dlrp@consvr.ca.gov)



Website: [www.conservation.ca.gov/dlrp/lca](http://www.conservation.ca.gov/dlrp/lca)