



PROPERTY REPORT

ADDRESS: 00 Camino San Ignacio, Warner Springs, CA 92086

DESCRIPTION: Wonderful 1.14 acre parcel, located in the exclusive Los Tules Community of Warner Springs. Property boasts great views, great water, fresh air, easy paved access, close proximity with historic Warner Hot Springs Ranch Resort. Build your dream home or vacation getaway. Make offer, owner may carry.

PRICE: \$139,000

APN: 137-124-06-00

MLS: 100035993

CONTACT: Maya Streamer 760-668-2825 Cell; MStreamer@hotmail.com Email

Warner Springs Acreage



\$139,000

LOS TULES COMMUNITY ACREAGE

1.14 acres of usable land in the exclusive community of Los Tules. An ideal location for your retirement home or family vacation getaway. Enjoy beautiful views in all directions including the highest peak in San Diego, Hot Springs Mountain. Only 40 minutes to Temecula and 35 minutes to Ramona.

There are many recreational activities available in this area including a 30 minute drive to the historic town of Julian. Warner Springs Ranch is within walking distance. This resort offers golf, equestrian, hot mineral pool/cold pools, hiking/biking trails, dining, cantina, and many more activities. Make an offer! Owner will carry.



CREB# 01868333



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

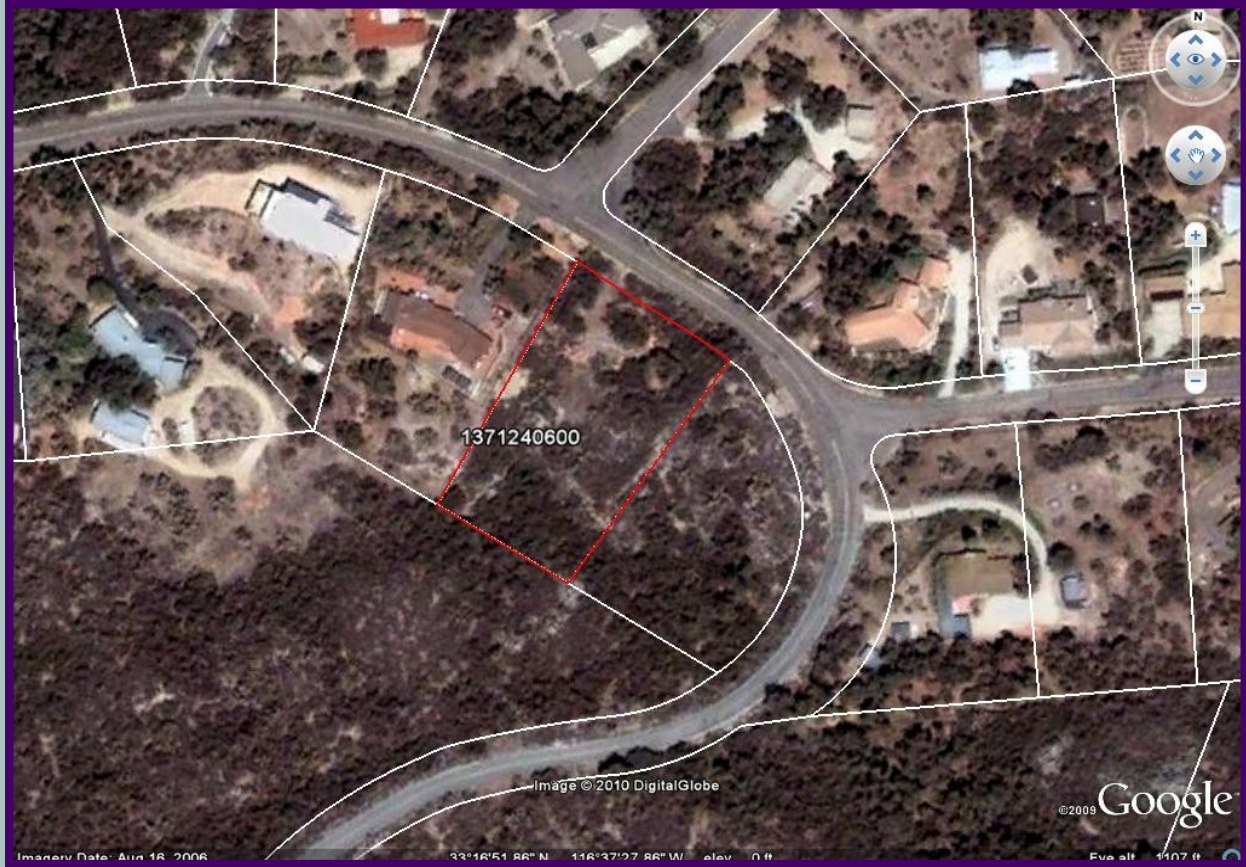
MStreamer@hotmail.com

www.DONN.com

We Know The Up Country!



ASSESSOR PARCEL NUMBER 137-124-06-00





Media: 14

Lot/Land
MLS #: **100035993**
APN: **137-124-06-00**
Listing Type: **Exclusive Right (R)**
Ownership:

Status: **Active**
SP:

LP: **\$139,000**
Orig.Price: **\$139,000**
List Date: **06/15/2010** MT: **3**
AMT: **3**

Address: **00 Camino San Ignacio**
City: **Warner Springs**
Parcel Map #: **137**
Tentative Parcel Map #:
APN #2:
APN #3:
APN #4:
Water District: **LTM**
School District:
Age Restrictions: **N/K**
Sign on Property: **Y**
Lot Size: **1+ to 2 AC**

Zip: **92086** MapCode: **0409K7**
Community: **WARNER SPRINGS**
Neighborhood: **Los Tules**
Complex/Park:
Jurisdiction:
Cross Streets: **Hwy 79**
Zoning:

Acres:

REMARKS AND SHOWING INFO

1.14 acres of useable land in the exclusive community of Los Tules. An ideal location for your retirement home or family vacation getaway. Enjoy beautiful views in all directions including the highest peak in San Diego county, Hot Springs Mountain. Only 40 minutes to Temecula and 35 minutes to Ramona. Fresh air, clean water, walking distance to historic Warner Springs ranch...so many recreational activities in this area for family fun. Make an offer. Owner will carry.

Directions to Property: **Hwy 79 to Camino San Ignacio. Look for Property sign on the right hand side at the top of Camino San Ignacio.**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0** Paid:
Other Fees: **\$90/None Known** Paid: **Quarterly**
CFD/Mello Roos: **\$0** Paid: **N/K**
Total Monthly Fees: **\$0**
Assessments:

HO Fees Include:
Other Fees Type: **N/K**

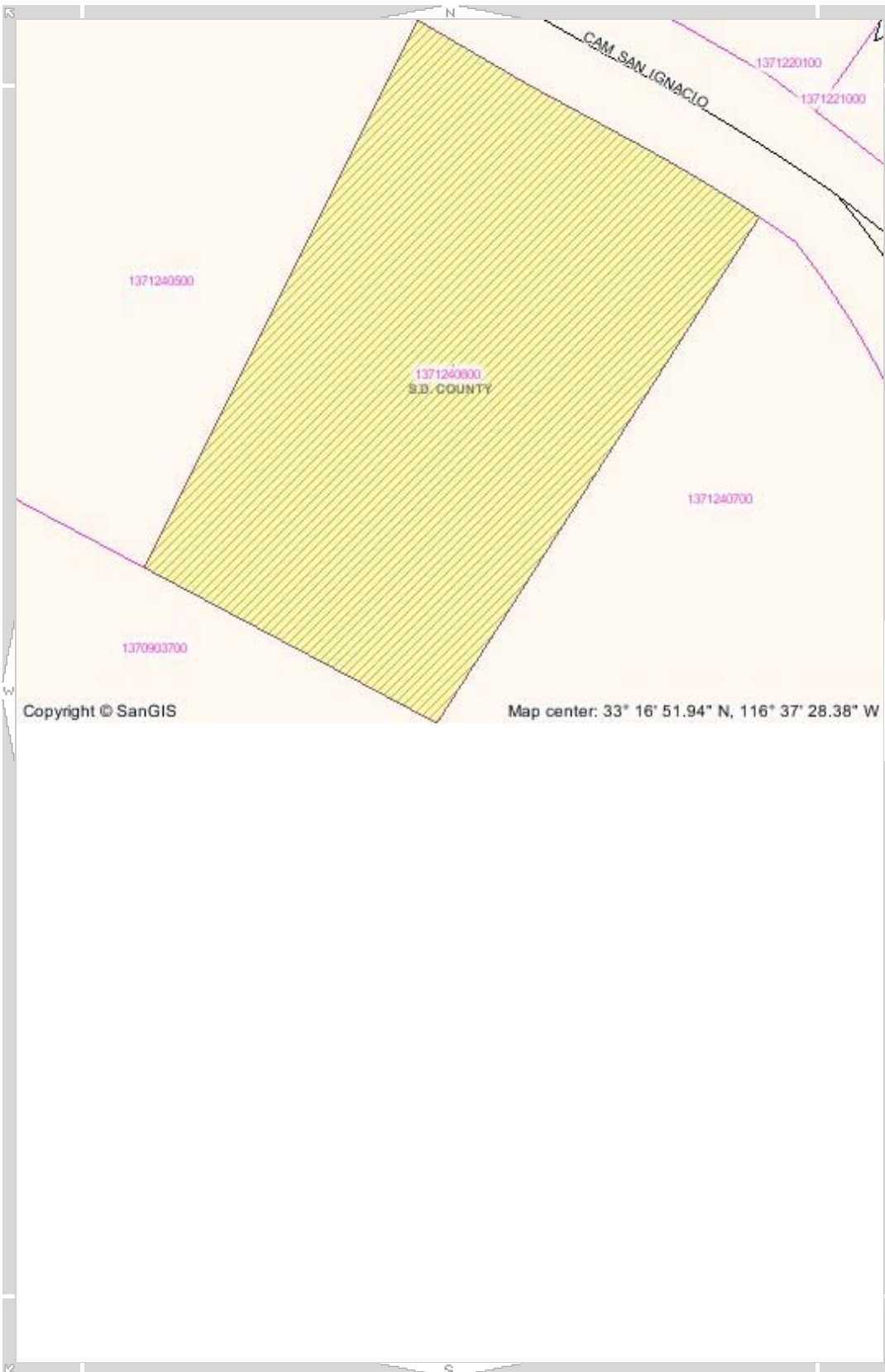
Terms: **Cash, Conventional, Seller May Carry**

SUPPLEMENTAL REMARKS



Property Profile Map

Layers Legend Locate **Property Profile** Help



Parcel Profile Results

APN 137-124-06-00 Profile:

ZONING

Use Reg	RR1
Animal Reg	J
Density	1
Lot Size	1AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	D
Open Spaces	-
Special Regs	-
Regional Cat	CT & RDA
General Plan	1
Plan Area	NORTH MOUNTAIN
Plan Group	-

GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 98000
Unified School District	UNIFIED WARNER

Scale: 1:

Map Tool: **Select Property**

RR RURAL RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR 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
(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)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR 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.
 - Recycling Collection Facility, Small "2"
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RR 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
- c. Commercial Use Types.
 - Cottage Industries (see Section 6920)
 - (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. 7790 (N.S.) adopted 8-01-90)
 - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR 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
 - Law Enforcement Services
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
 - Wholesaling, Storage and Distribution: Mini-Warehouses
 - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

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. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)



1371240600

Cam San Ignacio

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Imagery Date: Aug 16, 2006

70 m

33°16'52.00" N 116°37'27.92" W elev 1019 m

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Eye alt 1.26 km