



# ***WYNOLA ESTATES***

## ***CUSTOM HOME***

### ***PROPERTY REPORT***

***ADDRESS:*** 1235 LAKEDALE ROAD, SANTA YSABEL, CA 92070

***DESCRIPTION:*** Tucked away in the quiet neighborhood of Wynola Estates is this turn-key mountain home, masterfully designed and built with the highest level of craftsmanship. On 2.5 acres in a very quiet cul-de-sac, sits this comfortable custom built 1629 square foot home with three spacious bedrooms and two bathrooms. This beautiful home features superior construction with high-end upgrades and a strong emphasis on energy efficiency. Its ranch-style, single story layout is perfect for everyday living and entertaining on special occasions. Tasteful, neutral finishings provide a feeling of comfort and class. This mountain home also features a well-designed front porch and a private back deck area to enjoy outdoor living and entertaining. Experience mountain living with all the modern conveniences.

***PRICE:*** \$489,000.00

***APN:*** 248-230-13-00

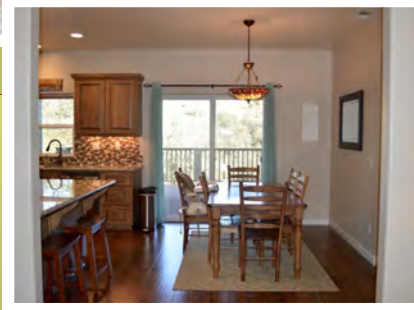
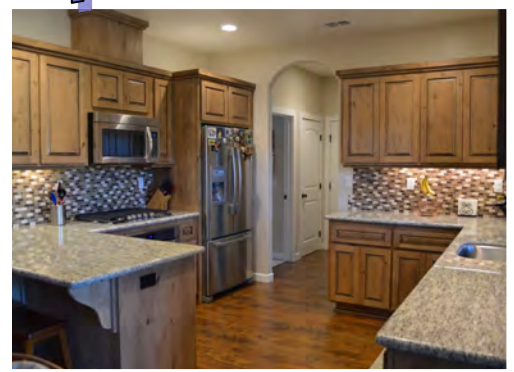
***MLS:*** 160038582

***CONTACT:*** Donn Bree [Donn@Donn.com](mailto:Donn@Donn.com) [www.DONN.com](http://www.DONN.com) 800-371-6669

# WYNOLA ESTATES MOUNTAIN HOME

1235 LAKEDALE ROAD, SANTA YSABEL, CA 92070

**\$495,000**



## Custom Built Mountain Home

This newly built 2015 ranch-style home is located in the highly desirable area of Wynola, a picturesque rural community bridging San Diego County's favorite backcountry destination, Julian, and the cattle ranching community of Santa Ysabel. Featuring a quaint and thriving commercial village, Wynola is home to some of Southern California's prettiest ranch property. High ground water beneath the rolling meadow terrain in the Wynola area supports a healthy and wide range of plant and animal life. Tucked away in the quiet neighborhood of Wynola Estates is this turn-key mountain home, masterfully designed and built with the highest level of craftsmanship.



CREB# 01109566

NMLS# 243741



**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

[Donn@Donn.com](mailto:Donn@Donn.com)

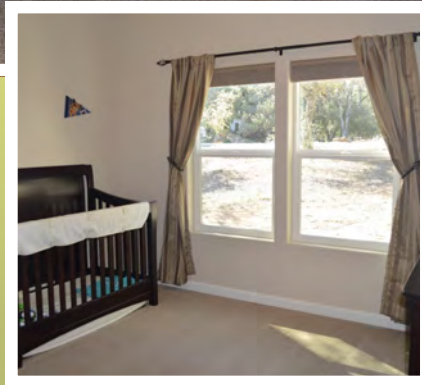
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**We Know The Back Country!**





# APN 248-230-1300



## *MOVE-IN READY, BEAUTIFUL MOUNTAIN HOME*

On a usable 2.5 acre lot in a very quiet cul-de-sac, sits this comfortable 1629 square foot home with three spacious bedrooms and two bathrooms. This beautiful home features superior construction with high-end upgrades and a strong emphasis on energy efficient living. The upgrades include quality wood and tile flooring and plush carpet with a thick pad, knotty alder cabinets throughout with custom stain and walnut glaze, dovetail soft-close drawers and matching oil rubbed bronze fixtures. The kitchen and bathrooms feature granite counters with custom glass back-splash, and travertine tiled showers. Additionally, this home offers many energy efficient amenities from LED lighting, dual pane windows with Bali dual cell blinds, energy efficient stainless appliances, A/C and heating system, tank-less on demand water heater, low flow toilets and faucets, and much more. This ranch-style, single story layout is perfect for everyday living and entertaining on special occasions. Tasteful, neutral finishings provide a feeling of comfort and class. This mountain home also features a well-designed front porch and a private deck area in the back with entry points from both the master and dining room to enjoy outdoor living and entertaining. Experience mountain living at its best with all the modern conveniences.

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



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## ***PROPERTY DESCRIPTION***



### **Turn-Key Custom Home**

*Wynola Estates*  
248-230-1300  
1235 Lakedale Road  
Santa Ysabel, CA 92070



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## INTRODUCTION & OVERVIEW

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Water for the property is provided by Wynola Water District. A private septic system is designed to recycle sewage on site. Heating is by propane, and there is ample wood on the property to fuel the living room fireplace with custom glass facing on a cool winter's day.

## NATURAL SETTING

Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with custom homes and ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.





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## AREA INFORMATION

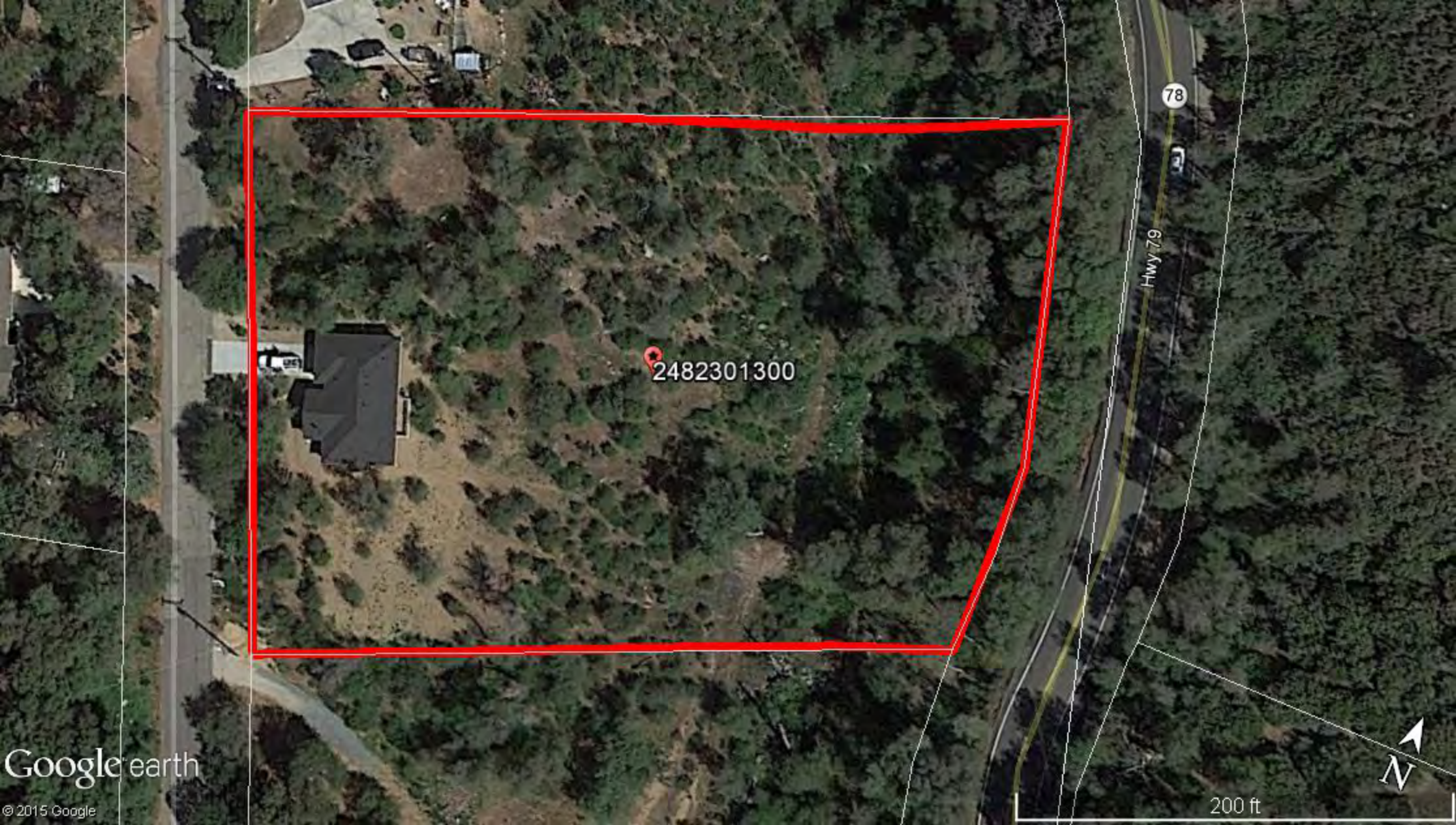
Agriculture and tourism are the dominant economic activities in the Julian area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and recreational activities are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

### *Recreation & Lifestyle*

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 - which is presently undergoing a 50 million dollar renovation, and Borrego Springs, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, 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.







2482301300

Hwy 79

78

Google earth

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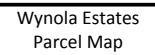
200 ft

N

Unit-1 MAP 6611

Unit-2 MAP 8337

Unit-3 MAP 10085



Rev.1	7/17/15
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## Wynola Water District Rate & Fee Schedule

### Revised July 23, 2005

Water System Maintenance Fee	\$40.00 per quarter
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Water Availability Fee	\$150 per year per lot in Wynola Estates and billed as part of your property taxes
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Water Meter Installation and Connection Fee	\$5,000.00
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#### Water Rates per unit (1 Unit = 748 gallons)

0 to 130 units	131 to 200 units	201 units and above
\$1.75 per unit	\$2.90 per unit	\$11.50 per unit

Water sold for construction	\$15.00 per unit or 2 cents per gallon
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District Service Fee when customer/contractor at fault	\$65.00 per hour for WWD repair personnel Plus cost of parts, Plus loss of water
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30 Day Delinquency Penalty (will be added if the bill is not paid within 30 days of the billing date)	10% of the water bill.
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60 Day Delinquency Penalty (will take effect 60 days after the billing date)	Water service will be discontinued and a reinstatement penalty of \$100 will be charged, in addition to the 10%-30 Day Delinquency Penalty.
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## **The Wynola Water District & How it all Works**

The Wynola Water District (WWD) is a California Water District formed on November 3, 1969 pursuant to the California Water District Law, Water Code Section 34000 et. seq. The By-Laws for the District dated October 6, 1969 and approved by the Board of Supervisors on November 3, 1969 authorize the Board of Directors of the District to adopt Rules and Regulations consistent with California and local law and the District's By-Laws.

The WWD services the Wynola Estates that consists of 235+ acres and are divided into 86 lots of 2 and 1/2 acres or more per lot. WWD has 71 water meters installed on the 86 lots.

WWD consists of 10 wells of which only 5 are used on a regular basis. The other wells are periodically put into operation during drought conditions and rested to allow them to regenerate the ground water.

The District maintains two water tanks with a total capacity of 111,000 gallons of water. The water is distributed from the two tanks through a 5,000-gallon water pressure tank that maintains a water pressure between 60 & 80 psi. The distribution system consists of 2.68 miles of 6" cement transit pipes, 19 fire hydrants and 13 shut-off valves. Customers have a ¾" water meter installed at the property line to supply their homes. These meters read cubic feet of water delivered and water is sold in units of 100 cubic feet.

The District's electrical system has a back-up generator. It is a 50 KVA, Caterpillar diesel-powered, 263 cu. in. engine. The generator will pump the water from the holding tanks to the customers and will run well #3 in case of an SDG&E power failure.

The WWD has no employees. The District operates on a volunteer basis, and with independent paid contractors. There are five Board of Director Members, 10 Water Watchers and 5 Meter Readers

### **Structure**

#### **Calendar**

The Wynola Water District is managed by a five member board of directors. Each board member is elected by the Wynola Estates Community and serves a four year term.

The board offices are: President, Vice President, Treasurer, and two other directors.

Administrative functions are handled by an office manager.

There is also a group of individuals known as the "Water Watchers", who monitor water system operations, who read the water meters each quarter for billing purposes, and who make minor repairs as necessary.

A number of other community members help on an as-needed basis in such areas as financial consulting, special analyses and reports, liaison to other community organizations, and website development.

All of these individuals serve on a volunteer basis without pay except for the Office Manager and the Certified Water Distribution Operator, who each receive a modest monthly fee.

The Wynola Water District is on a fiscal year calendar ending June 30th.

The Water Board meets at a designate home at 9:00am on the 3rd Saturday following each calendar quarter. Notices are posted in advance of these meetings on the bulletin boards near the mailboxes at the entrances to Springview and Riverwood. Meetings are open to all residents of Wynola Estates.





## PLANNING & DEVELOPMENT SERVICES

### *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	12/7/2015 1:10:41 PM
Project Record ID:	
Project Name:	
Assessor's Parcel Number(s):	2482301300

2482301300

#### General Information

USGS Quad Name/County Quad Number:	SANTA YSABEL/68
Section/Township/Range:	27/12S/03E
Tax Rate Area:	89002
Thomas Guide:	1135/0
Site Address:	1235 LAKEDALE RD SANTA YSABEL 92070-9737

#### Public Service and Utility Districts

Water/Irrigation District:	WYNOLA (CALIF) WATER DIST. LAND
Sewer District:	None
Fire Agency:	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
School District:	GEN ELEM SPENCER VALLEY; HIGH JULIAN UNION

#### General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	SEMI-RURAL RESIDENTIAL (SR-2) 1 DU/2 AC
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

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#### Zoning Information

Use Regulation:	RR
Animal Regulation:	V
Density:	-
Minimum Lot Size:	2AC
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	B
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

#### Aesthetic

The site is located within one mile of a State Scenic Highway.	YES
The site contains steep slopes > 25%.	YES
The site is located within Dark Skies "Zone A".	NO

#### Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	NO
The site contains Prime Soils.	NO
There is evidence of active agriculture on the project site.	Please refer to aerial imagery
Sunset Zone:	18
The site is located within an Agricultural Preserve.	YES
The site is in a Williamson Act Contract.	NO



**Biological Resources**

Eco-Region:	CENTRAL MOUNTAINS
Vegetation Map	77000 Mixed Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	YES
The site is located within a Quino Checkerspot Butterfly Survey Area.	YES
The site contains Wetlands.	NO
The site is within one mile of Open Space Easements.	YES
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	NO (DRAFT: EAST)
The site is within MSCP Boundaries.	NO (DRAFT: EAST)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	NO
Maritime Succulent Scrub	NO
Diegan Coastal Sage Scrub	NO
Inland Form (>1,000 ft. elevation)	NO
Coastal Sage - Chaparral Scrub	NO
Flat-Topped Buckwheat/Montane Buckwheat Scrub	NO
None of the above	YES
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	NO
The site is located within the Ramona Grassland area.	NO
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	NO

**Cultural and Paleontological Resources (\*always confirm with Cultural and Paleontology Specialists)**

Geological Formation:	CRETACEOUS PLUTONIC
Paleo Sensitivity:	ZERO
Paleo Monitoring:	No Monitoring Required

**Geology**

Alquist-Priolo Zone:	NO
County Special Study Zone:	NO
Quaternary/Pre-Quaternary Fault:	NO
Potential Liquefaction Area:	NO
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	NO
The site is located within a High Shrink Swell Zone (Expansive Soil).	NO
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name	NO

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**Mineral Resources**

The site is located within a Mineral Resource Category.

NO MRZ (NO alluvium/NO mines)

**Hazard Flooding**

The site is located within a FEMA flood area.

NO

The site is located within a County Flood Plain area.

NO

The site is located within a County Floodway.

NO

The site is located within a Dam Inundation Zone.

NO

**Hazardous Materials**

Schools are located within 1/4 mile of the project.

NO

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

NO

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

NO

The site is located within 1000 feet of buried waste in a landfill.

NO

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

NO

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

NO

The site is listed on the Geotracker listing.

NO

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

NO

The site is listed in the EPA's Superfund CERCLIS database.

NO

The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.

Please refer to aerial imagery

The site contains existing homes or other buildings constructed prior to 1980.

Please refer to aerial imagery

**Airport Hazards**

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

NO

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

NO

The site is located within an airport safety zone. If yes, list the zone number.

NO

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

NO

The site is within one mile of a private airport. If yes, list the name of the airport.

NO



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**Hydrology and Water Quality**

Hydrologic Unit:	SAN DIEGO
Sub-basin:	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	YES: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	YES
The site is located in a Source Water Protection Area.	YES

**Water Supply/Groundwater**

The site is located outside (east) of the County Water Authority boundary.	YES
The site is in Borrego Valley.	NO
The project is groundwater dependent.	YES
Annual rainfall:	21 to 24 inches

**Noise**

The site is within noise contours.	YES
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**Fire Services**

The site is located in an Urban-Wildland Interface Zone.	YES
FRA/LRA/SRA:	SRA

**Additional Information**

The site is located within 150 feet of Mexican Border.	NO
The site is located within a Resource Conservation Area.	NO
The site is located in a Special Area.	NO
There are existing or proposed trails on site or adjacent properties.	NO
The site is located in an urbanized area as defined by the U.S. Census Bureau.	NO
The population has a density of 1,000 per square mile or greater.	NO
The site APN is listed in the GP Housing Element inventory.	NO

**CEQA-Public Review Distribution Matrix**

The site is located in the Desert.	YES
The site is located east of the County Water Authority boundary.	YES
All or a portion of the site is east of the Tecate Watershed Divide.	NO
The site is located immediately adjacent to a State Highway or Freeway.	YES
The site is located south of State Highway 78.	YES
The site is located in the Coastal Zone requiring a Coastal Development Permit.	NO
The site is located in the Sweetwater Basin.	NO
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	YES
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	NO