



PROPERTY REPORT

ADDRESS: Warner Springs, CA 92086

DESCRIPTION: Chihuahua Valley, Warner Springs, CA 92086. 20 acre parcel. Mountain retreat or weekend getaway. This home site, with AG 70 zoning and "O" animal designation, allows for many opportunities to develop a custom ranchette. There is a well casing drilled and capped in 2004. Well report available stating 60 gallons per minute. Plenty of southern exposure for solar, off grid opportunity.

PRICE: \$195,000

APN: 115-140-58-00

MLS: 16002396

CONTACT: MAYA STREAMER; mayasproperties@gmail.com; 760-668-2825 cell; 800-371-6669 office.

20 ACRE PARCEL CHIHUAHUA VALLEY, CA 92086



\$195,000



A dirt road leads to this **20 acre** parcel which is situated in the extreme northern portion of San Diego County, just south of Riverside County. The elevation range is an estimated 3,900-6,000 feet high. The area is known for sweet well water, dark skies, fresh air, dense chaparral, and recreation and agriculture opportunities. The views from this parcel are panoramic. The topography of this property varies throughout. The slopes and valleys are slight in variations and are covered in native vegetation. The flora consists of manzanita, ribbon wood, yucca and sage to name a few. There are also large boulders accenting parts of the property. There is a 460' well casing, static level at 294' feet and production of 60 gal a minute. (*report)



This secluded property and home site is located approximately 30 minutes south of the renowned Temecula Wine Region and an hour and one half north of the San Diego metropolitan area. Temecula is the closest city for all commerce and medical needs. There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding horses, and hiking. The Warner Springs Ranch is 15 miles away and offers "6,775-yard, 18-hole, and Par 72 championship course. The venue provides a truly one-of-a-kind experience for golfers of all skill levels." The North Mountain Wine Trail is an emerging winery corridor and begins at the county line of San Diego and Riverside. It reaches to Sunshine Summit which is a small community within the Warner Springs/Chihuahua Valley neighborhood of a ten mile radius.



Red Hawk Realty

Junction 78 & 79

Santa Ysabel, CA 92070

mayasproperties@gmail.com

Cal BRE #01868333

APN # 137-030-27-00



The geology of the area is noted (from Mindat.org): "The valley is located in the eastern portion of the peninsular ranges batholith province, and plutonic rock types in the area consist of tonalite, granodiorite-granite. These rocks are usually associated with outlying components of schist and gneiss. Numerous gem and rare metal bearing pegmatites outcrop which range in thickness between 3 and 20 feet, and generally strike north to northwest along the surface." The Blue Lady Mine and the Carmilita Mine are two mines that are known to produce quartz, tourmaline and garnet. "The mine is currently located on property managed by San Diego State University for the public purpose of botanical study, and federal law forbids the disposal or sale of the mineral estate by the University during such studies."

The weather is unbeatable, with colorful springtime known for light snow in April, dry summers with occasional summer thunder storms, long warm days in fall, and mild winters with occasional light snow. The average rainfall for Warner Springs is approximately 14 inches a year. On an average there 263 sunny days per year in Warner Springs. The high starting in July is around 94 degrees. The January low is average of 29 degrees. Crops such as stone fruit, apples, certain grapes, pears, and nut trees can endure the summers and benefit from the occasional freezes. Citrus and avocados cannot tolerate the cold at such altitudes.

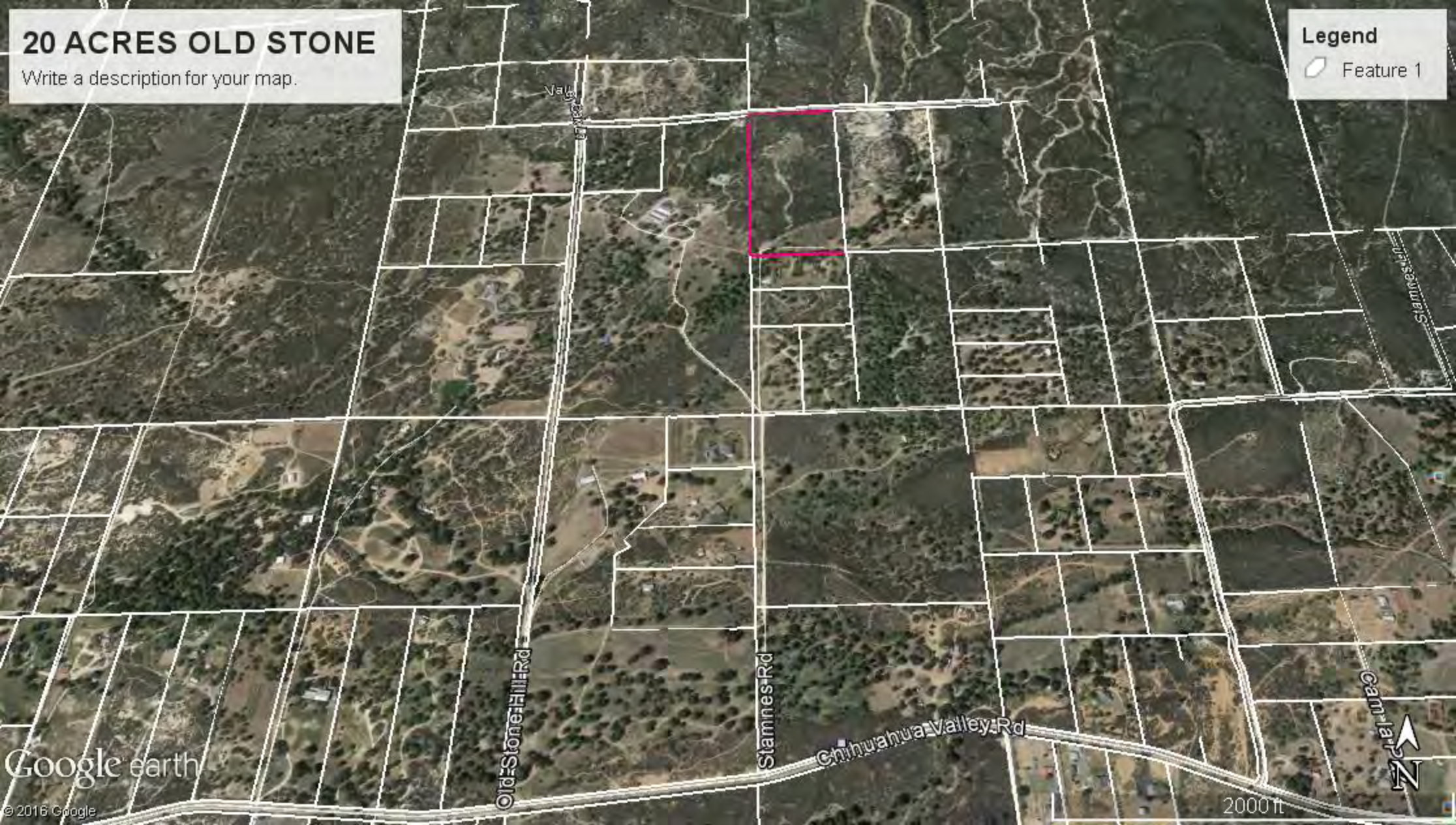
"We Know The Back Country!"

20 ACRES OLD STONE

Write a description for your map.

Legend

 Feature 1



STEHLY BROTHERS DRILLING, INC.

License: C-57 #709686
13268 McNally Road
Valley Center, California 92082
760-742-3668
760-742-4564 fax

10/14/04

Fox Family Trust 04-27-96
Attn: Charlie Fox
1782 North Windes Drive
Orange, CA 92869
800-421-2998 ext 158
949-458-2764

RE: Well Drilled off Old Stone Road in Warner Springs, CA 92086. Started Drilling 10/7/04 and Finished Well 10/8/04. APN:115-140-58-00 Permit #LWEL 16244 10/04.

0-4	Brown D.G. Soft
4-47	Brown D.G.
47-177	B&W & Brown Granite
177-180	Slight Fracture B&W Granite Water: 2 GPM
180-265	B&W & Brown Granite
265-270	BIG Fracture Quartz & a little Black Granite Water: 60 GPM
270-367	B&W Granite Medium Soft
367-374	B&W & Rose Granite Medium Soft
374-444	B&W Granite
444-452	B&W & Brown Granite Medium Soft
452-460	B&W Granite

Comments:

Total Well Depth:	294'	0-94'	Solid
Total Well Depth:	460'	94-114'	Screen
Hole Diameter:	6" Hole	114-134'	Solid
Casing:	45' of 8 5/8" Steel Casing	134-154'	Screen
Liner:	100' of 4 1/2" PVC SCH40 Screen	154-194'	Solid
	194" of 4 1/2" PVC SCH40 Solid	194-214'	Screen
Gravel Pack:	2 cu yds	214-234'	Solid
Surface Seal:	Cement	234-254'	Screen
Water:	60 GPM	254-274'	Solid
		274-294'	Screen



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:	5/4/2016 11:41:29 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1151405800
Project Name:	

1151405800

General Information

USGS Quad Name/County Quad Number:	Beauty Mountain/6
Section/Township/Range:	10/09S/03E
Tax Rate Area:	98000
Thomas Guide:	1005/0
Site Address:	0 Old Stone Hill Rd Aguanga 92536
Parcel Size (acres):	20.19
Board of Supervisors District:	5

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	Unified Warner

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic

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

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	11
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Northern Mountains
Vegetation Map	12000 Urban/Developed; 37300 Red Shank Chaparral
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 Biological Easements.	No
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:	Yes
Soils Hydrologic Group:	A; D
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 the unique geologic features.	No

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 1/2 mile from a FEMA flood area.

No

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from 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

Hydrology and Water Quality

Hydrologic Unit:	Santa Margarita
Sub-basin:	902.94/Chihuahua
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: Santa Margarita Lagoon; Santa Margarita River (Lower); Santa Margarita River (Upper); Temecula Creek; Redhawk Channel
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	No

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:	24 To 27 Inches

Noise

The site is within noise contours.	No
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Fire Services

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

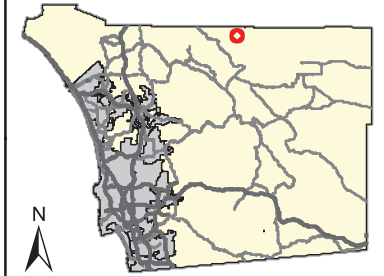
Additional Information

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.	No
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.	No
The site is located south of State Highway 78.	No
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.	No
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

2014 ORTHOPHOTO



Legend:

PROJECT AREA

0 0.06 0.12 0.18 0.24 Miles

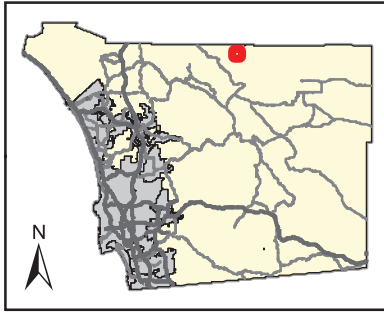
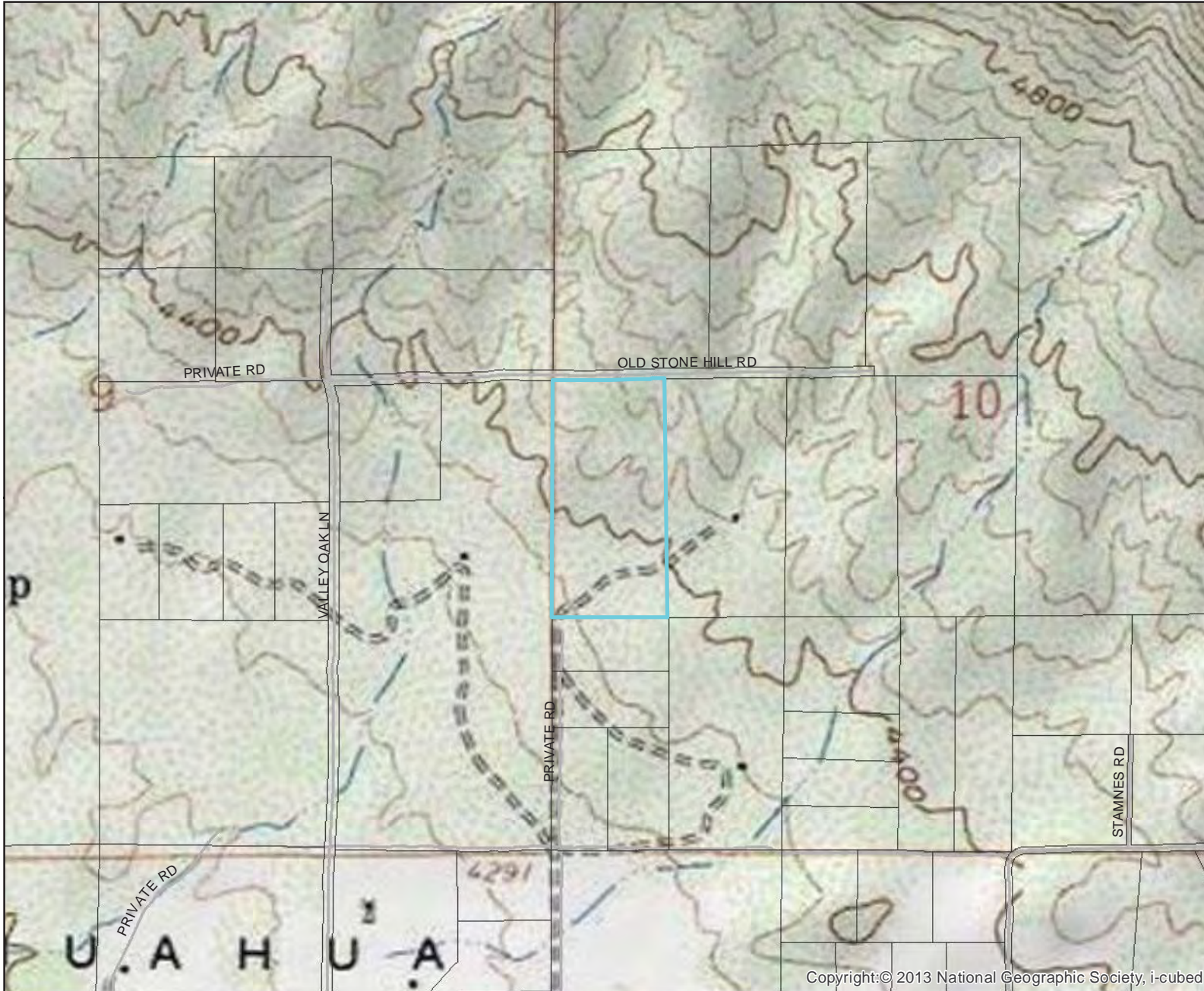
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

TOPO MAP



Legend:

PROJECT AREA

Notes:

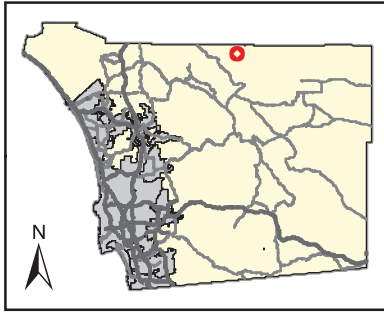
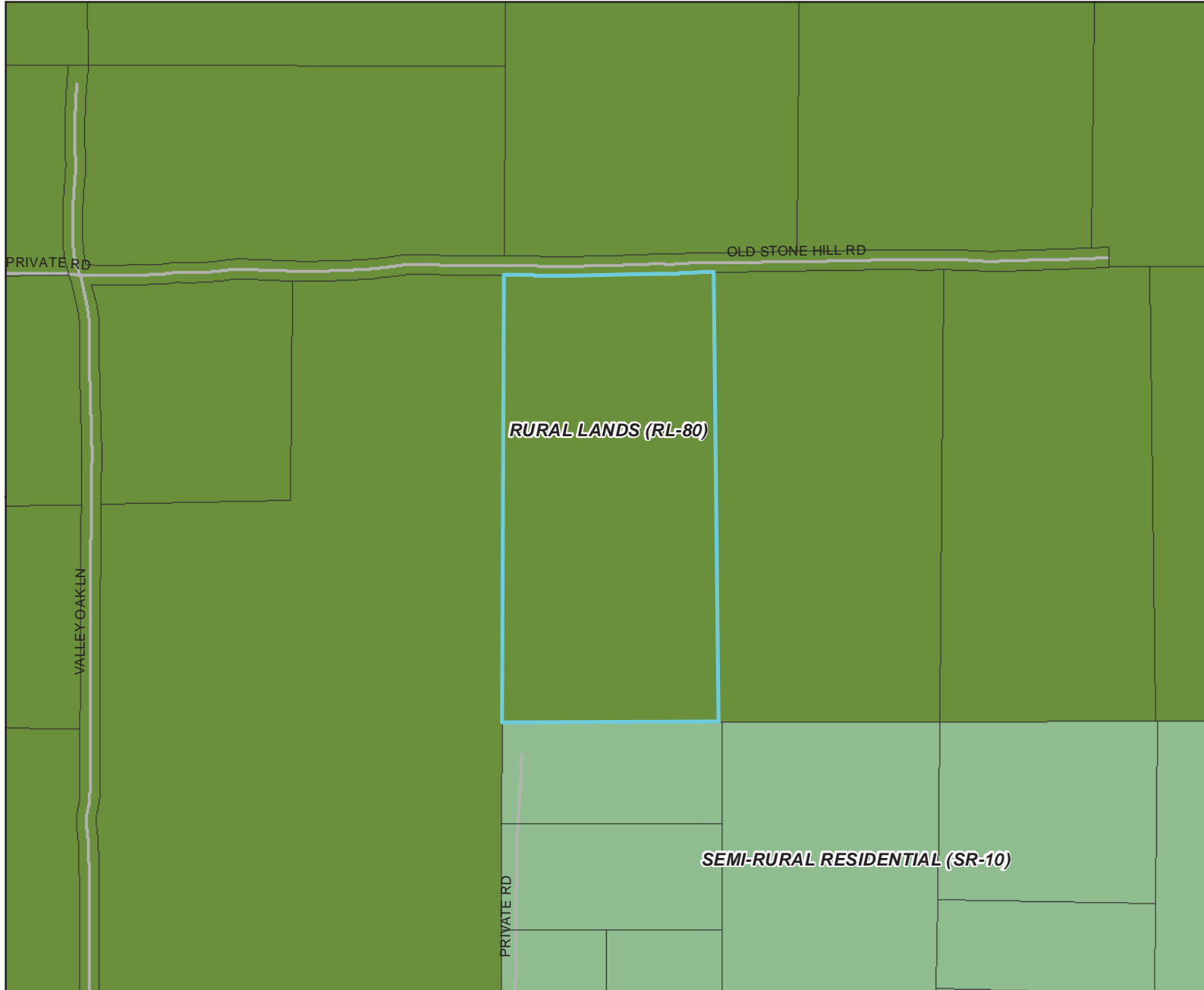
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GENERAL PLAN - LAND USE



Legend:

- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

0 0.06 0.12 0.18 0.24 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services

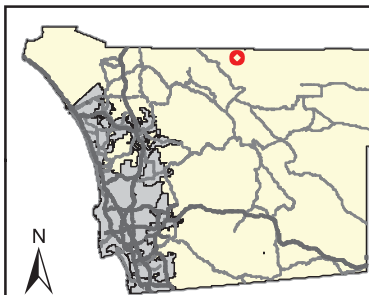
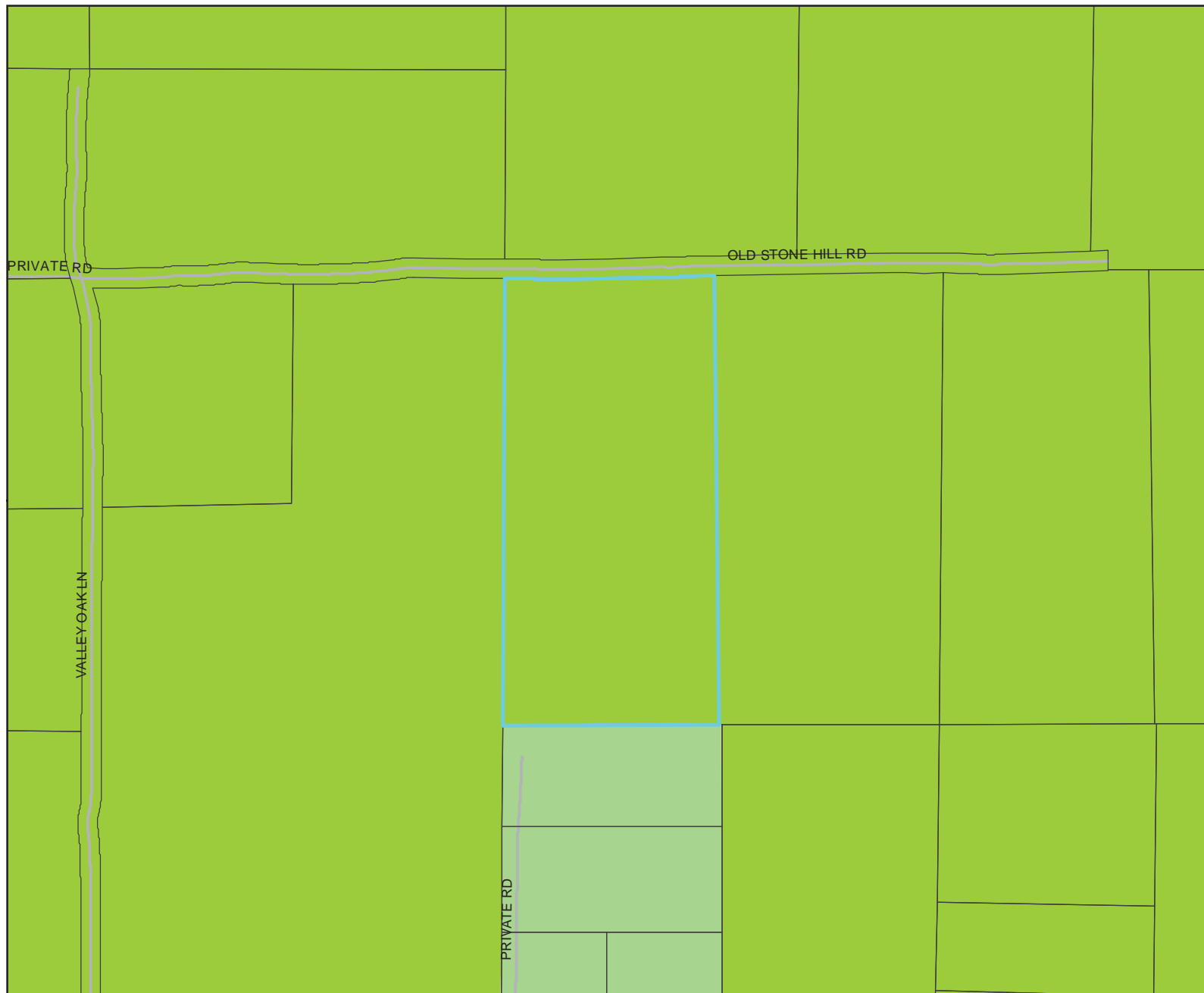


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Notes:

*Residential densities in italics

ZONING - USE



Legend:

- PROJECT AREA
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Fallbrook Revitalization Area
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

0 0.06 0.12 0.18 0.24 Miles

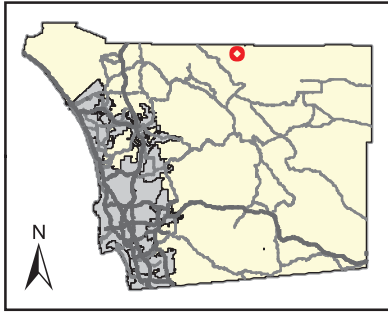
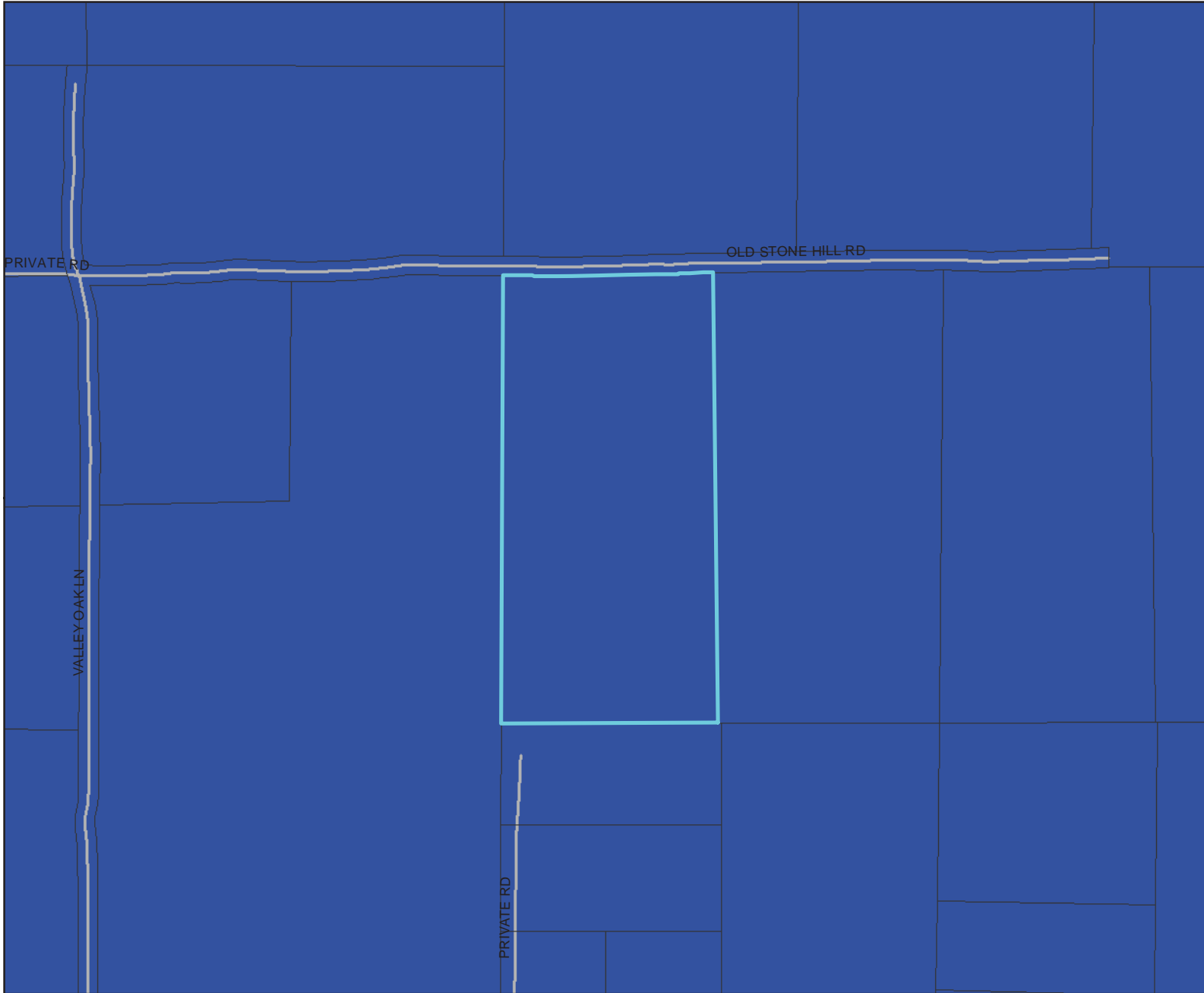
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Notes:

DARK SKIES



Legend:

- PROJECT AREA
- DARK SKIES ZONE A

0 0.06 0.12 0.18 0.24 Miles

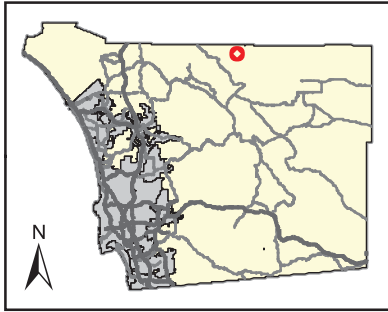
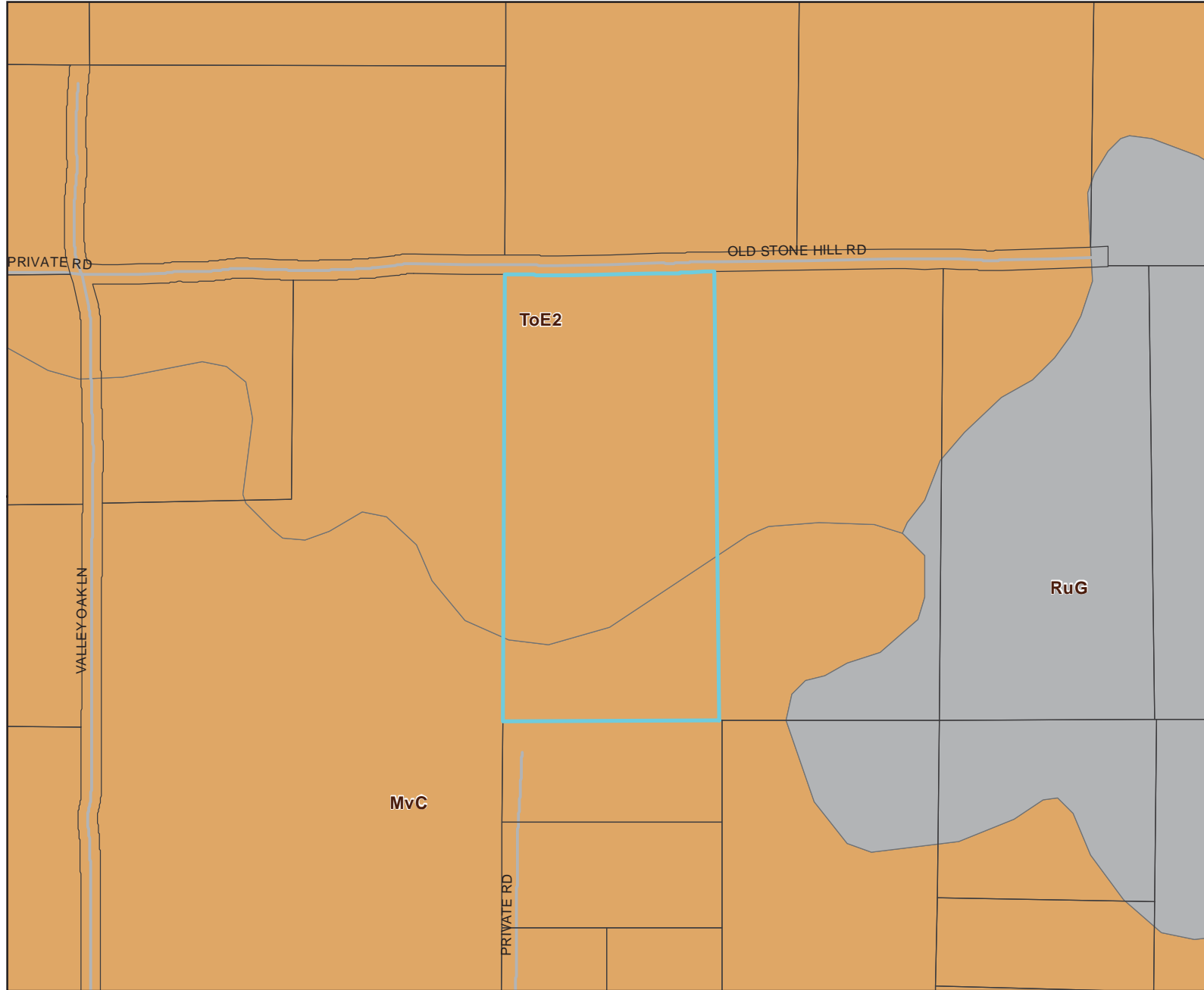
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Notes:

SOIL



Legend:

- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.06 0.12 0.18 0.24 Miles

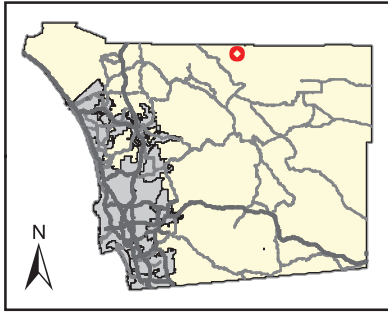
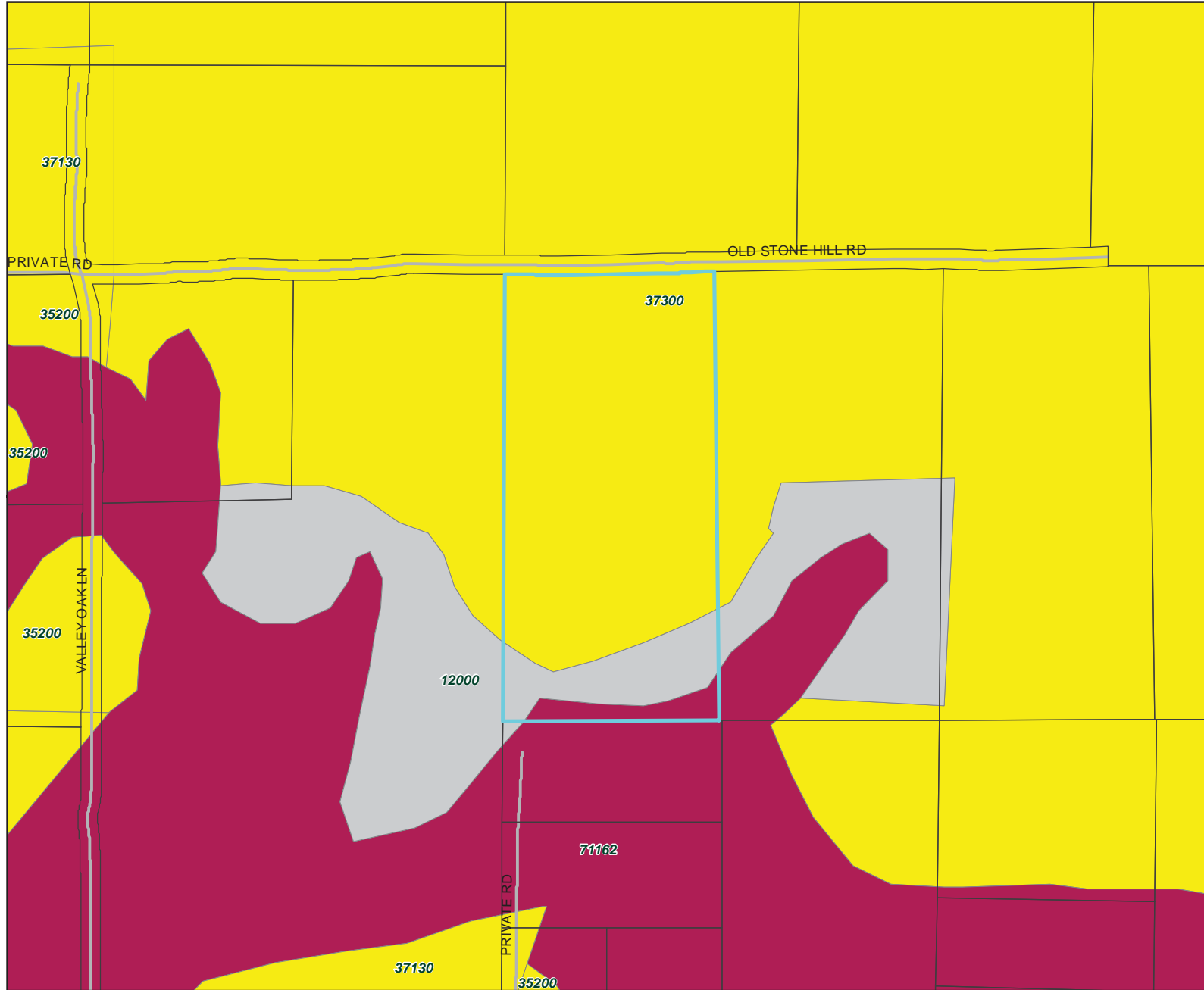
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Notes:

VEGETATION



Legend:

- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
 - Mudflats
 - Coastal Sage Scrub
 - Chaparral
 - Grassland
 - Riparian Scrub
 - Riparian Woodland
 - Riparian Forest
 - Pinyon Juniper Woodlands
 - Other Woodlands
 - Oak Forest
 - Vernal Pool, Meadow and Seep
 - Marsh
 - Coniferous Forest
 - Desert Dunes (22100, 22300, 24000)
 - Playas/Badlands/Mudhill Forbs
 - Desert Scrub
 - Desert Chaparral
 - Dry Wash Woodland
 - Water (including 11200, 13200)
 - Urban, Disturbed Habitat, Agriculture
 - Eucalyptus Woodland

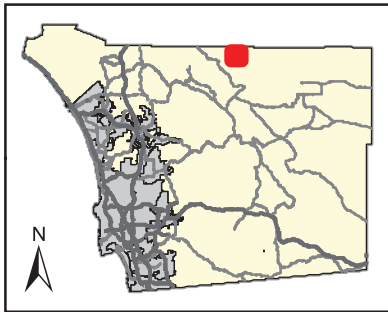
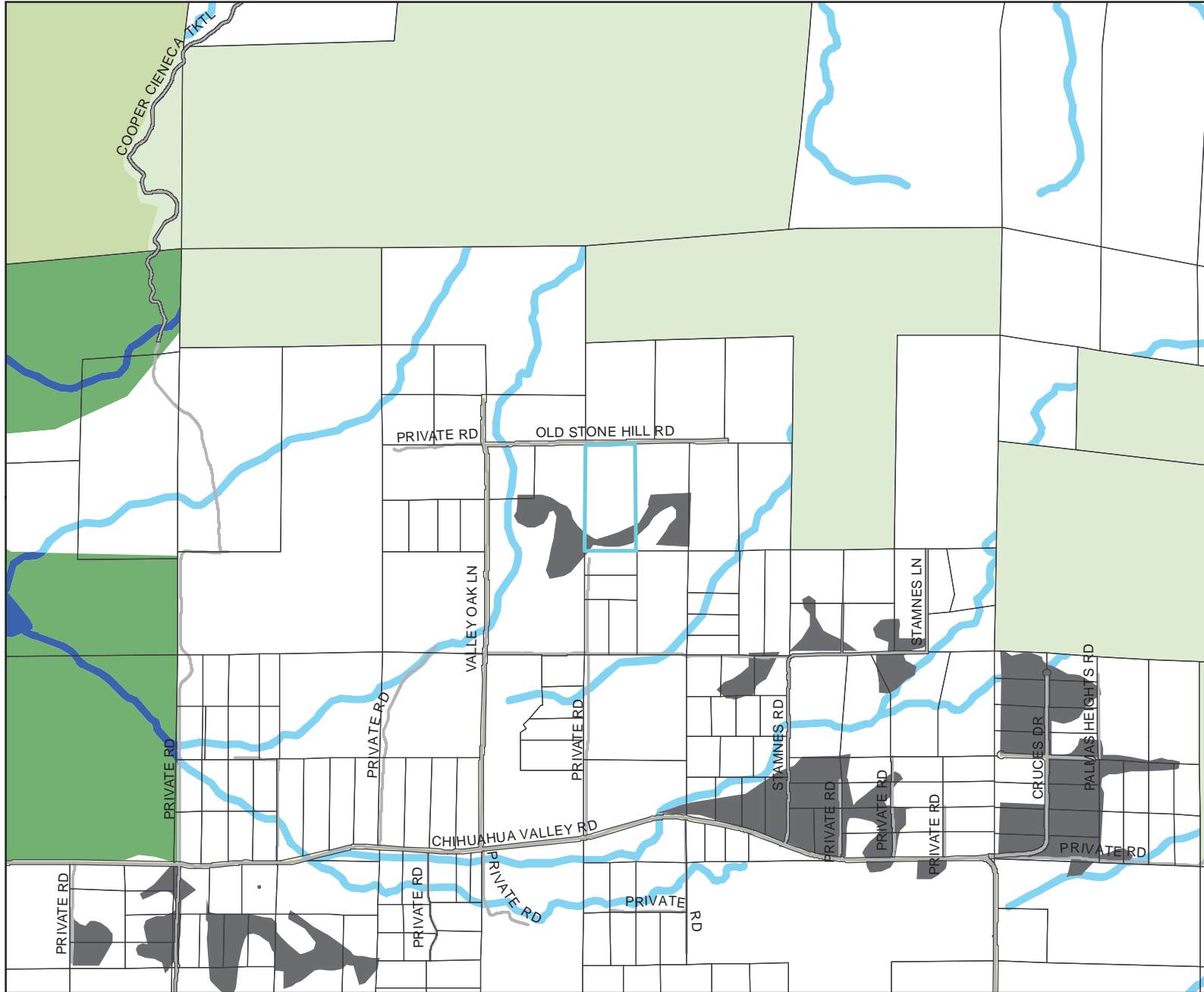
0 0.06 0.12 0.18 0.24 Miles

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Notes:



Legend:

- PROJECT AREA
- EMSCP (DRAFT) DESCRIPTION**
- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition
- Zone within FCA
- Riparian/Wetland Habitat and Transition
- Zone outside of FCA
- RMS 1 - Highest Level of Ecological Protection
- RMS 2 - Land managed with Ecological Protection
- RMS 3 - Land managed as Open Space
- RMS 4 - Other Public/Semi-Public Lands
- Developed Lands
- Tribal Lands

0 0.25 0.5 0.75 1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet
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Notes:

MSCP = Multiple Species Conservation Program