



PROPERTY REPORT

ADDRESS: Hwy 79, Warner Springs CA 92086

DESCRIPTION: 38.7 acres of vacant land located off of Hwy 79, in Warner Springs CA. This property is close to the Emerald Creek Winery which is part of San Diego County's emerging wine corridor. The land is rich in local wildlife and abundant in natural vegetation, which includes Coast Live Oak, Red Shank Chaparral, Yucca, Manzanita, Buckwheat, and various cacti. Agriculture and recreational potential abound. With 308.69 acres of BLM land to the east and State Wildlife Conservation land to the south, privacy is ensured. Access to property is implied.

PRICE: \$78,000

APN: 113-060-06-00

MLS: 160000734

CONTACT: Gina Norte -760-271-6012

Gina@GinaNorte.com

Warner Springs Acreage

Hwy 79, Warner Springs CA 92086



38.7 acres of vacant land located off of Hwy 79, in Warner Springs CA. This property is close to the Emerald Creek Winery which is part of San Diego County's emerging wine corridor. The land is rich in local wildlife and abundant in natural vegetation, which includes Coast Live Oak, Red Shank Chaparral, Yucca, Manzanita, Buckwheat, and various cacti. Agriculture and recreational potential abound. With 308.69 acres of BLM land to the east and State Wildlife Conservation land to the south, privacy is ensured. Access to property is implied.



Gina Norte

760-271-6012

genorte5@gmail.com

CBRE# 01952943

RED HAWK REALTY

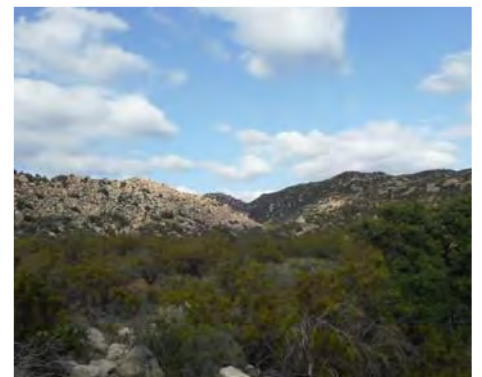
JCT HWY 78 & 79

Santa Ysabel, CA 92070

WE KNOW THE BACKCOUNTRY!



APN # 113-060-06-00



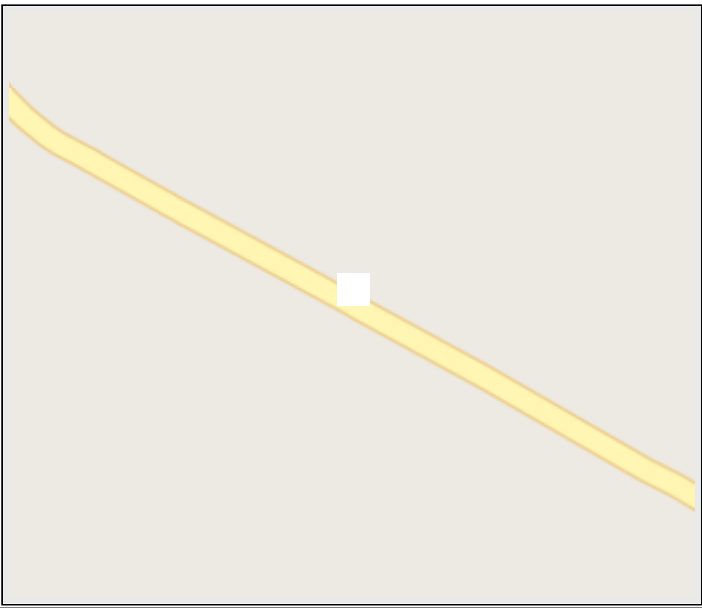
NATURAL SETTING

Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with ranchettes blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey 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. This beautiful site is located a short distance off of State Highway 79, with major shopping about 40 minutes driving time.

"We Know The Back Country!"

Lots/ Land MLS #: 160000734 Address: 0 Highway 79 1 City,St: Warner Springs, CA Zip: 92086		Current Status: ACTIVE Current Price: \$78,000 Original Price: \$78,000 Sold Price:	Client Preferred 1 MT 9 DOMLS 9 List Date: 1/ 5/ 2016 COE Date: Short Sale: No	 
Parcel Map: Tentative Map: APN#2: APN#3: APN#4:		Community: WARNER SPRINGS Neighborhood: Damerion Valley County... Complex: Restrictions: N/ K MandRem None Known		

[Virtual Tour!](#)



Directions: Call LA for directions. 38.7 acres of vacant land located off of Hwy 79, in Warner Springs CA. This property is close to the Emerald Creek Winery which is part of San Diego County's emerging wine corridor. The land is rich in local wildlife and abundant in natural vegetation, which includes Coast Live Oak, Red Shank Chaparral, Yucca, Manzanita, and cacti. Agriculture and recreational potential abound. With 308+ acres of BLM land to the east and State Wildlife Conservation land to the south, privacy is ensured. Access is implied.																														
Home Owner Fees: Other Fees: 0.00 Other Fee Type: CFD/Mello-Roos: 0.00 Total Monthly Fees: 0 Terms: Cash Assessments:	Approx # of Acres: 38.7000 Approx Lot SqFt: Lot Size: 20+ AC Assessors Parcel: 113-060-06-00 Zoning:	Wtr Dist: OUT OF AREA School Dist: Warner / Assessor Record Boat Facilities: Age Restrictions: N/ K																												
<table border="0"> <tr> <td>Current Use</td> <td>Unimproved, Natural Vegetation</td> <td>Additional Property Use</td> <td>ORMKS</td> </tr> <tr> <td>Fencing</td> <td>Other/Remarks</td> <td>Terms</td> <td>Cash</td> </tr> <tr> <td>Frontage</td> <td>BLM/National Forest, Open Space</td> <td>Topography</td> <td>Mountainous, Rolling, Slope Gentle, Slope Steep</td> </tr> <tr> <td>Highest Best Use</td> <td>Agriculture, Ranch, Recreational</td> <td>Utilities Available</td> <td>Telephone</td> </tr> <tr> <td>Irrigation</td> <td>N/K</td> <td>Utilities to Site</td> <td>Telephone</td> </tr> <tr> <td>Structures</td> <td>N/K</td> <td>View</td> <td>Mountains/Hills, Valley/Canyon</td> </tr> <tr> <td></td> <td></td> <td>Water</td> <td>N/K, Other/Remarks</td> </tr> </table>			Current Use	Unimproved, Natural Vegetation	Additional Property Use	ORMKS	Fencing	Other/Remarks	Terms	Cash	Frontage	BLM/National Forest, Open Space	Topography	Mountainous, Rolling, Slope Gentle, Slope Steep	Highest Best Use	Agriculture, Ranch, Recreational	Utilities Available	Telephone	Irrigation	N/K	Utilities to Site	Telephone	Structures	N/K	View	Mountains/Hills, Valley/Canyon			Water	N/K, Other/Remarks
Current Use	Unimproved, Natural Vegetation	Additional Property Use	ORMKS																											
Fencing	Other/Remarks	Terms	Cash																											
Frontage	BLM/National Forest, Open Space	Topography	Mountainous, Rolling, Slope Gentle, Slope Steep																											
Highest Best Use	Agriculture, Ranch, Recreational	Utilities Available	Telephone																											
Irrigation	N/K	Utilities to Site	Telephone																											
Structures	N/K	View	Mountains/Hills, Valley/Canyon																											
		Water	N/K, Other/Remarks																											
FrntgDim LotDimApx LndUse A70	Animal Designation Code 0 Approved Plans Jurisdiction																													

Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with ranchettes blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey 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. This beautiful site is located a short distance off of State Highway 79, with major shopping about 40 minutes driving time.

113-060-06-00

Legend

 PAR1

This is not a survey of Land, but is compiled for information only, nor is it a part of this report or policy to which it may be attached. There will be no liability as for the accuracy of the acreage if shown



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:	5/7/2015 3:01:28 PM
Project Record ID:	
Project Name:	Metzger
Assessor's Parcel Number(s):	1130600600

1130600600

General Information

USGS Quad Name/County Quad Number:	AGUANGA/1
Section/Township/Range:	7/09S/02E
Tax Rate Area:	98010
Thomas Guide:	1003/0
Site Address:	0 HIGHWAY 79 92536

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 (RL-80) 1 DU/80 AC
Community Plan:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

1130600600

Zoning Information

Use Regulation:	A 7 0
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8 A C
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.	N O
The site contains steep slopes > 25 %.	Y E S
The site is located within Dark Skies "Zone A".	Y E S

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	N O
The site contains Prime Soils.	N O
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.	N O
The site is in a Williamson Act Contract.	N O

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)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																								
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
ANIMAL SALES AND SERVICES: HORSE STABLES																										
(a) Boarding or Breeding	Permitted							X	X	X						X								X	X	
	MUP required										X		X	X	X							X	X			
	ZAP required				X	X	X																			
(b) Public Stable	Permitted															X								X		
	MUP required				X	X	X				X		X	X	X							X	X		X	
	ZAP required							X	X	X																
ANIMAL SALES AND SERVICES: KENNELS (See Note 1)	Permitted															X		X		X						
	Permitted provided fully enclosed							X	X	X																
	MUP required												X	X	X								X	X		
	ZAP required				X	X	X	X	X	X																
	One acre + by MUP	X	X	X																						
ANIMAL RAISING (See Note 6)																										
(a) Animal Raising Projects (See Section 3115)	Permitted							X	X	X															X	
	1/2 acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X		
	1 acre+ by MUP	X	X	X																						
(b) Small Animal Raising (includes Poultry)	Permitted													X	X	X	X							X		
	acre+ permitted							X	X	X																
	10D maximum											X														
	25 maximum				X	X	X				X		X					X	X				X		X	
	1/2 acre+ 10 max	X	X	X																						
	Less than 1 acre: 100 Maximum							X	X	X																
	acre+ 25 max by ZAP	X	X	X																						
	100 max by ZAP				X	X	X																		X	
	MUP required												X													
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X		
	8 acres + permitted							X	X	X																
	2 animals plus 1 per acre over 1 acre				X	X	X																		X	
	4 animals plus 4 for each acre over acre							X	X	X																
	1 1/2 acres or less: 2 animals											X	X	X	X	X								X		
	1 1/2 to 4 acres: 1 per 1/2 acre											X	X	X	X	X								X		
	4 acres+, 8 animals+ 1 cow or sheep per 1 acre over 4 acres											X	X	X	X											

ANIMAL USE TYPE (See Note4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
(SeeNote2)	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP										X				X												
	1/2 acre plus 2 animals per 1/2 acre by ZAP	X	X	X																					X		
	Grazing Only																				X	X					
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	
	2 horses + 1 per 1/2 acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	1/2 acre plus by ZAP	X	X	X																							
(e) Specialty AnimalRaising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	ZAP Required	X	X	X																							
(f) Specialty AnimalRaising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X		X			
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X		
	25 maximum by ZAP	X	X	X																							
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X		
	Permitted							X	X	X					X	X								X			
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X						X				X	X	X	X	X						
	100 maximum							X	X	X	X	X					X						X				
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X				
	Permitted													X	X	X								X	X		
(I) Racing Pigeons	100 Maximum										X	X											X				
	100 Max 1/2 acre plus																X										
	Permitted												X	X	X	X								X	X		
ANIMAL ENCLOSURE SETBACKS (See Section 31.12)																											
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Moderate			X			X			X																		
Least Restrictive				X			X			X															X		

MUP = Minor Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. Onland subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated keeping of animals, and the number of such animals shall not exceed 1 animal per 1/2 acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specially animals, dogs or cats which are kept for sale in zones where the Retail Sales. General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(S)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot line	10 feet	Zero (0) feet for open enclosure. Five(S)feet for roofed enclosure.	Zero (0) feet

NOTES:

- Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)