



North Escondido

SHADOW LAKE HOME SITE

PROPERTY REPORT

ADDRESS: 0 Highway 395, Escondido, CA 92026

DESCRIPTION: GREAT INVESTMENT OPPORTUNITY PRICED \$90K BELOW THE ASSESSED VALUE!

A chance to own a 12.2 acre private oasis with valley views on this scenic and peaceful property. This is a rare opportunity to enjoy convenient country living within minutes of Interstate 15 and only 35 minutes to downtown San Diego. This property is ready to build with power and water available, a county approved Perc test recently completed, and county approval for conventional septic and three bedroom proposal on file. There is paved access to this property. This parcel is priced to sell. A great place to build a primary main residence, a second home, or simply an investment for weekend get-a-ways.

PRICE: \$139,900.00

ASSESSED VALUE: \$230,000.00

APN: 127-200-26-00

MLS: *Exclusive*

CONTACT: *Donn Bree* Donn@Donn.com www.DONN.com 800-371- 6669

North Escondido — San Diego County

12.2 ACRE SHADOW LAKE HOME SITE



\$139,900

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THE ASSESSED VALUE OF \$230,000!***

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CREB# 01109566
NMLS# 243741

DONN BREE



RANCHES • HOMES
LAND • LOANS

800-371-6669

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

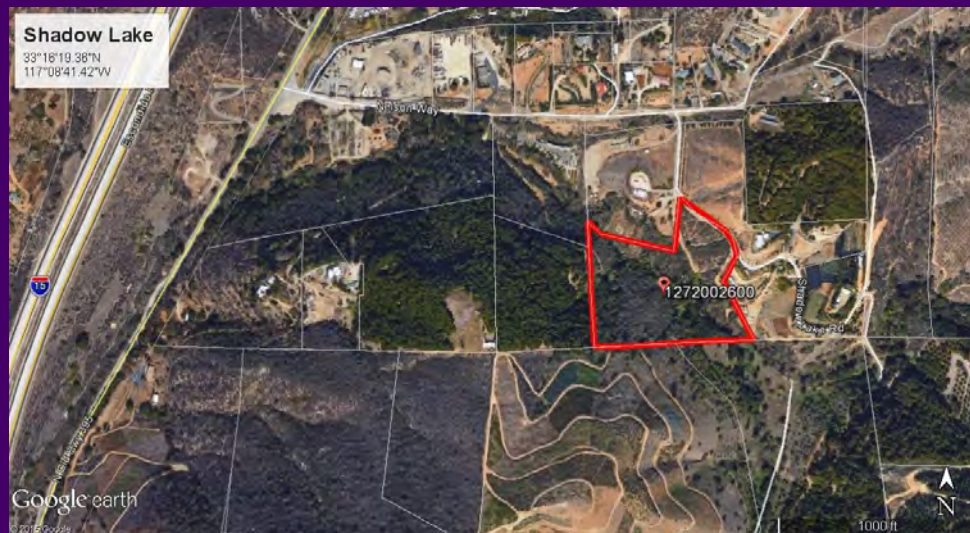
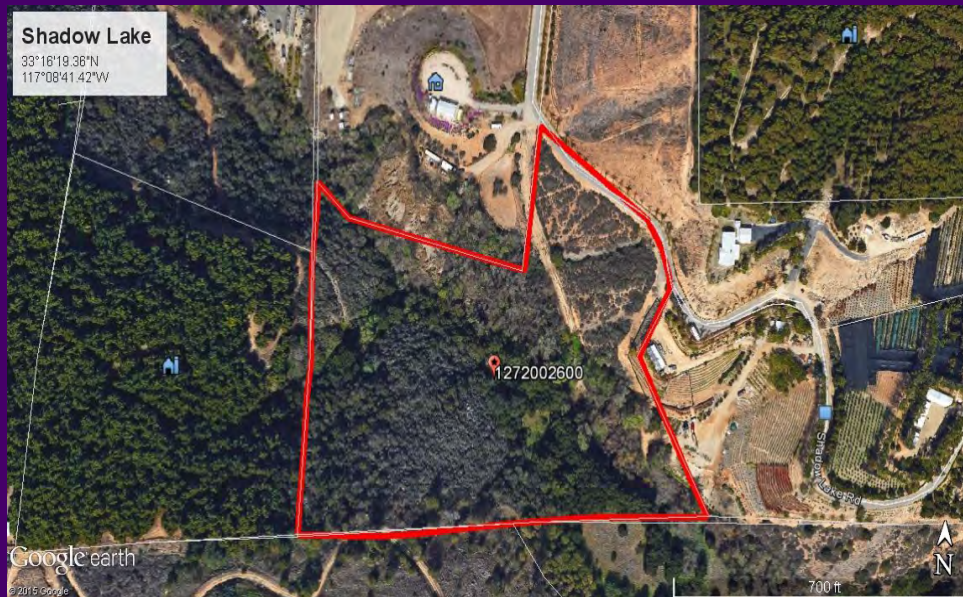
Donn@Donn.com

www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBER 127-200-26-00





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PROPERTY DESCRIPTION



NORTH ESCONDIDO

Shadow Lake Home Site

127-200-26-00
0 Highway 395
Escondido, CA 92026



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INTRODUCTION & OVERVIEW

12.2 ACRE home site nestled in a valley of North Escondido and conveniently located close to the 15 freeway, this property is in a very desirable area of San Diego County which is noted for unrivaled views and a climate suitable for cultivation of various crops including avocado and citrus groves.

This property is a beautiful, pristine setting. The mature trees, including majestic oaks, provide an inviting canopy alongside an open space ideal for a private home site. Lush wild grape vine foliage grows on the banks of a small wetland. On the hillside above there are picturesque views of the valley below.

This property is ready to build with on-site water and electricity at the property boundary, and a county approved Perc test recently completed. Additionally, county approval for a conventional septic and three bedroom proposal is on file. The paved road allows for easy access. These valuable appurtenances make this land ready for a quality custom home in a beautiful setting and many other potential uses.

Priced well below the assessed value, this parcel is priced to sell. It is a great place to build a primary main residence, a second home, or simply an investment for weekend get-a-ways.

Easy access to the surrounding areas across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.

NATURAL SETTING

Topographically, the surrounding countryside is varied, and 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.

AREA INFORMATION

Agriculture is still the dominant economic activity in Northern Escondido area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism 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.

Major shopping and resources are less than 15 minutes away.



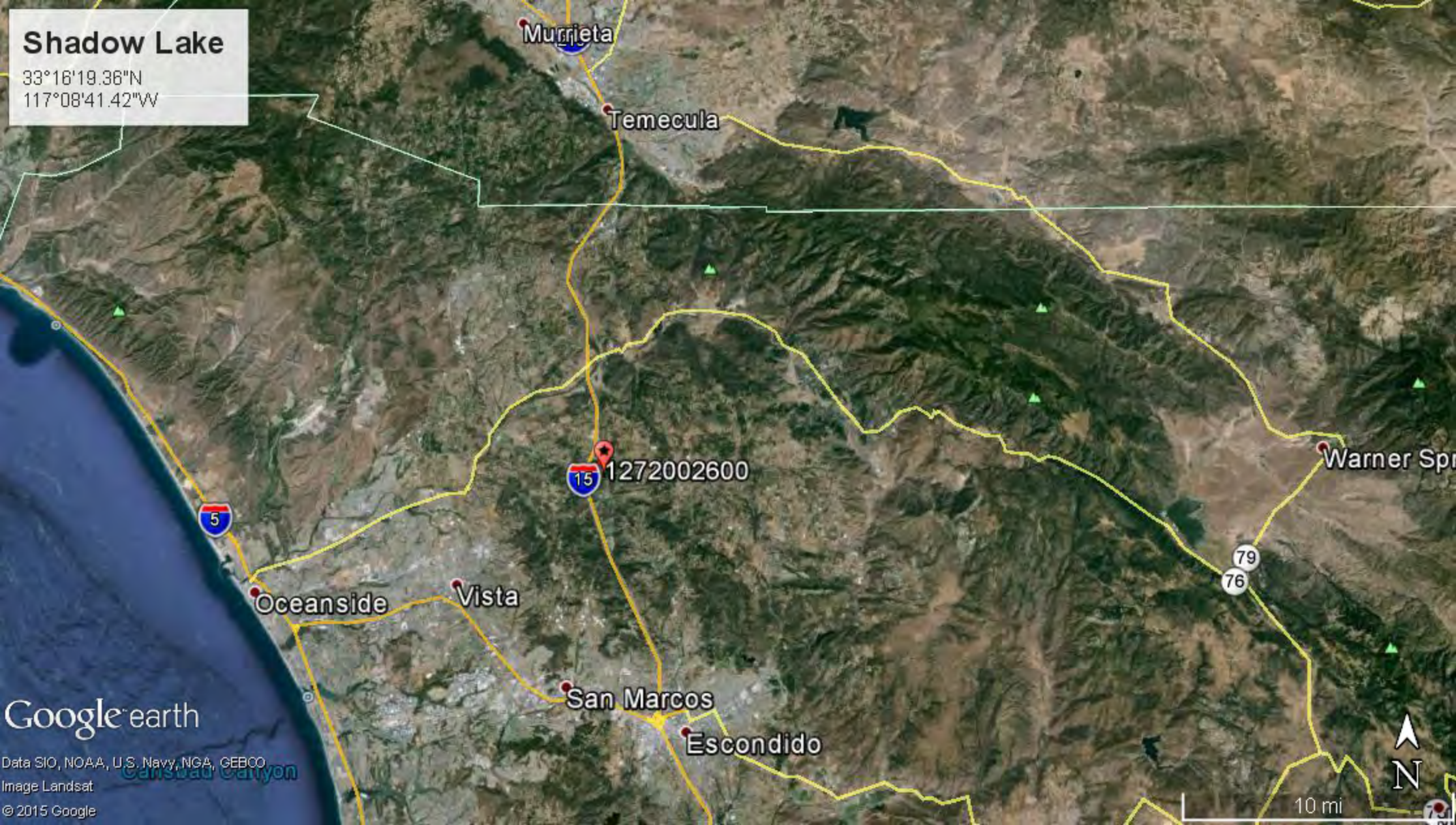
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Recreation & Lifestyle

There are many recreational activities available in the area: Daley Ranch, Hellhole Canyon Preserve, Palomar Mountain, many quality golf courses, and several casinos are just minutes away. Less than a hour driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dinning, and a variety of other opportunities for each family member can be accessed. 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 also less than a hour away.

Shadow Lake

33°16'19.36"N
117°08'41.42"W



Google earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat
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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: 3/27/2015 3:14:32 PM

Project Record ID:

Project Name:

Assessor's Parcel Number(s): 1272002600

1272002600

General Information

USGS Quad Name/County Quad Number:	BONSALL/7
Section/Township/Range:	25/10S/03W
Tax Rate Area:	57019
Thomas Guide:	1069/A3
Site Address:	0 HIGHWAY 395 ESCONDIDO 92026

Public Service and Utility Districts

Water/Irrigation District:	VALLEY CENTER MUNICIPAL WATER DISTRICT
Sewer District:	None
Fire Agency:	DEER SPRINGS FIRE PROTECTION DISTRICT
School District:	UNIFIED BONSALL

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	SEMI-RURAL RESIDENTIAL (SR-10) 1 DU/10 AC
Community Plan:	Valley Center
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

1272002600

Zoning Information

Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	4AC
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	B

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.	YES
The site contains Prime Soils.	YES
There is evidence of active agriculture on the project site.	Please refer to aerial imagery
Sunset Zone:	23
The site is located within an Agricultural Preserve.	NO
The site is in a Williamson Act Contract.	NO

Biological Resources

Eco-Region:	NORTHERN FOOTHILLS
Vegetation Map	37120 Southern Mixed Chaparral; 61330 Southern Cottonwood-Willow Riparian Forest
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.	NO
The site contains Wetlands.	YES
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: NORTH)
The site is within MSCP Boundaries.	NO (DRAFT: NORTH)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	NO
Maritime Succulent Scrub	NO
Diegan Coastal Sage Scrub	YES
Inland Form (>1,000 ft. elevation)	NO
Coastal Sage - Chaparral Scrub	NO
Flat-Topped Buckwheat/Montane Buckwheat Scrub	NO
None of the above	NO
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	YES: Agriculture; Low; Moderate; Very High
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

1272002600

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

1272002600

Hydrology and Water Quality

Hydrologic Unit:	SAN LUIS REY
Sub-basin:	903.12/Bonsall
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: Pacific Ocean Shoreline (San Luis Rey HU); San Luis Rey River (Lower); San Luis Rey River (Upper); Keys Creek
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.	NO
The site is in Borrego Valley.	NO
The project is groundwater dependent.	NO
Annual rainfall:	15 to 18 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

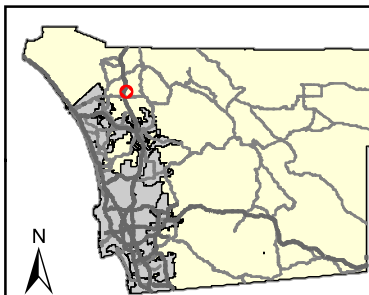
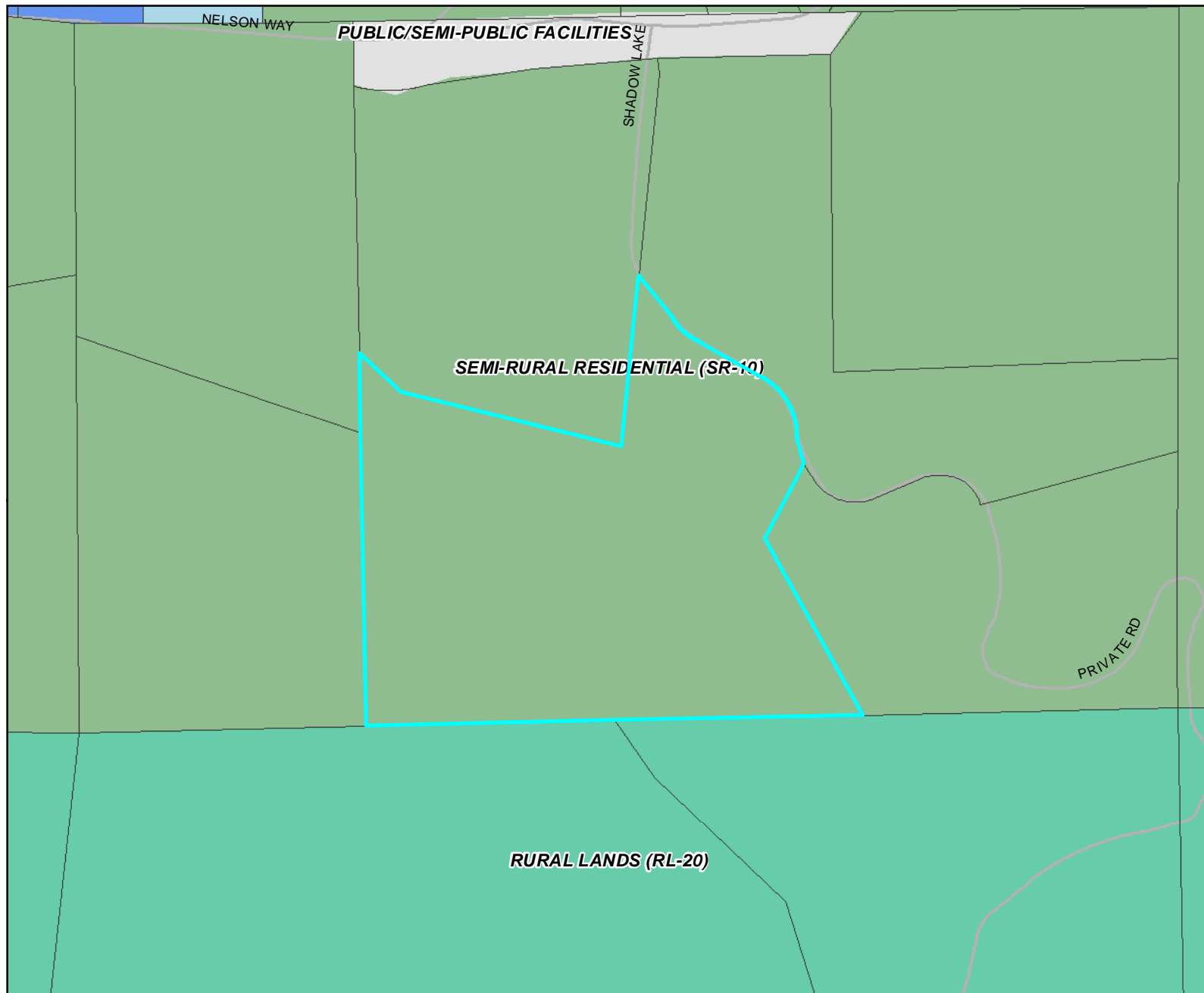
Additional Information

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.	NO
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

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 0.035 0.07 0.105 0.14 Miles

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

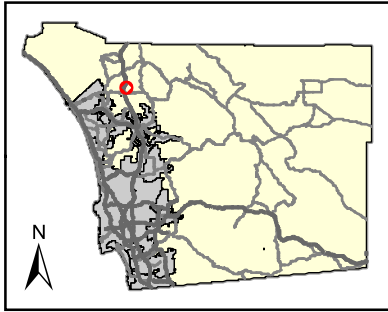
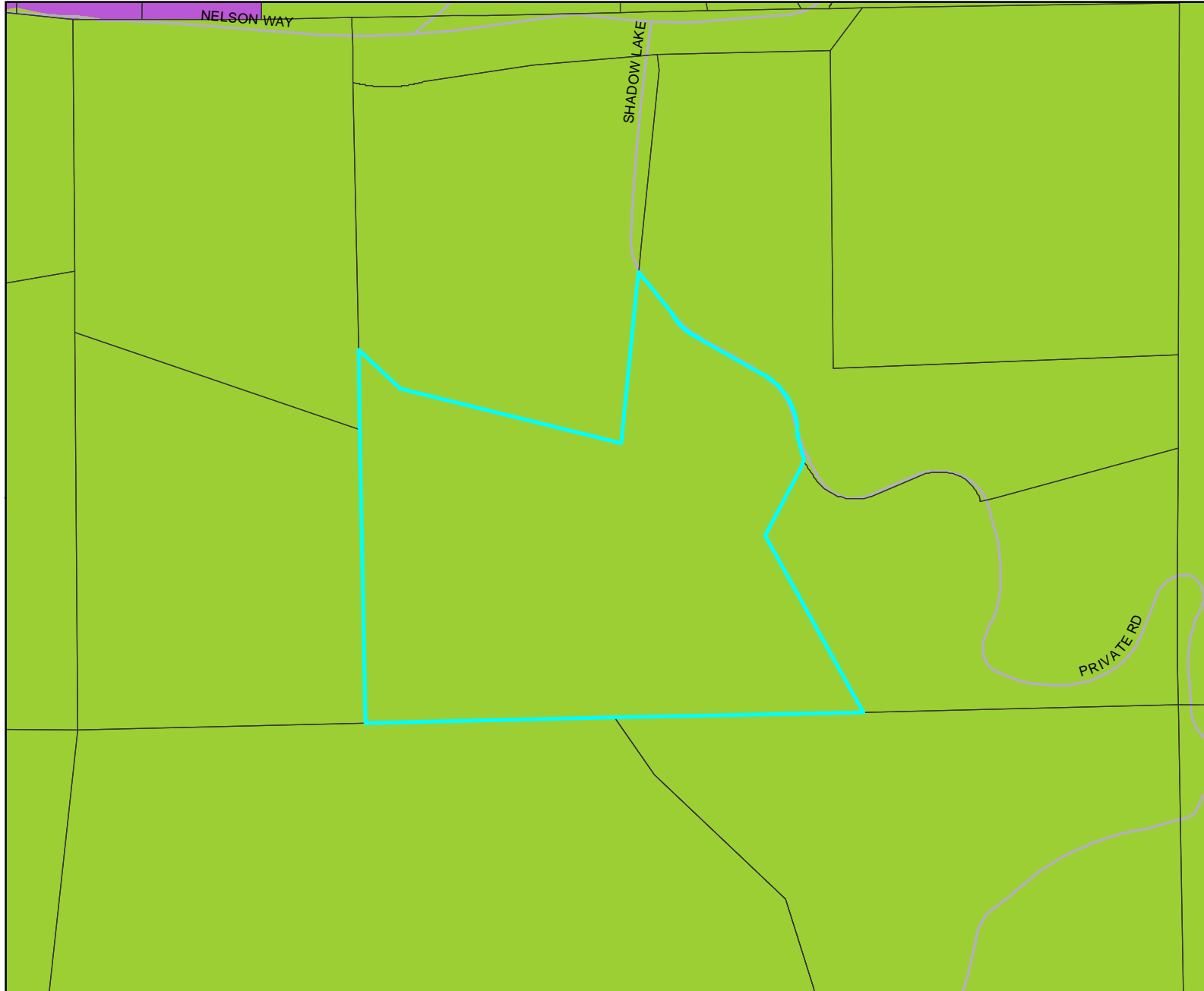


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THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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 0.035 0.07 0.105 0.14 Miles

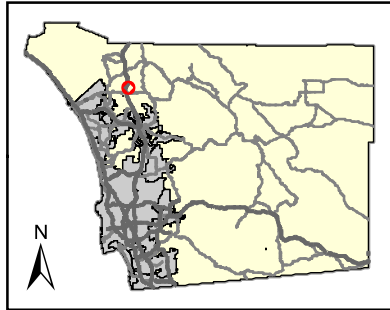
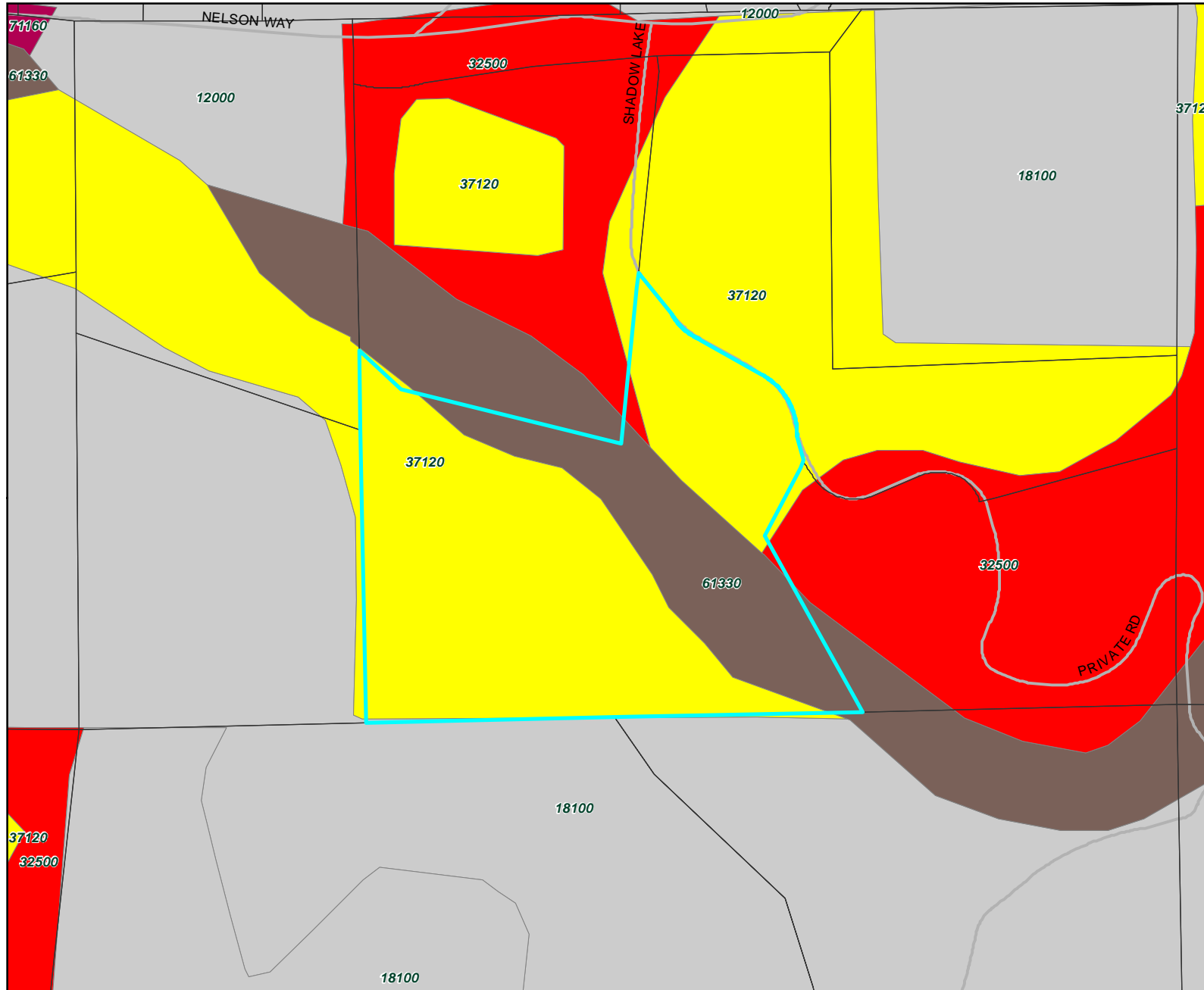
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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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

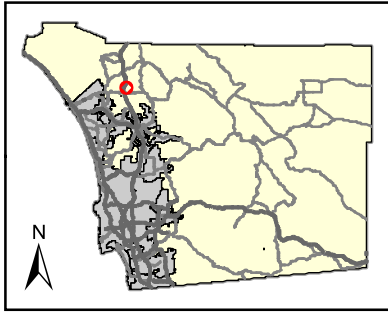
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NAD 1983 StatePlane California VI FIPS 0406 Feet
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WETLANDS



Legend:

- PROJECT AREA
- WETLANDS

0 0.035 0.07 0.105 0.14 Miles

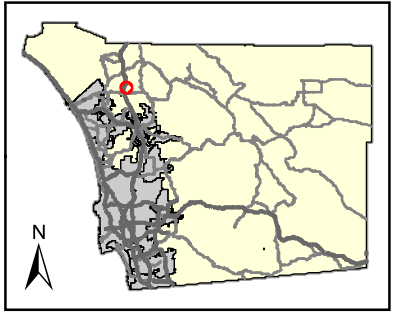
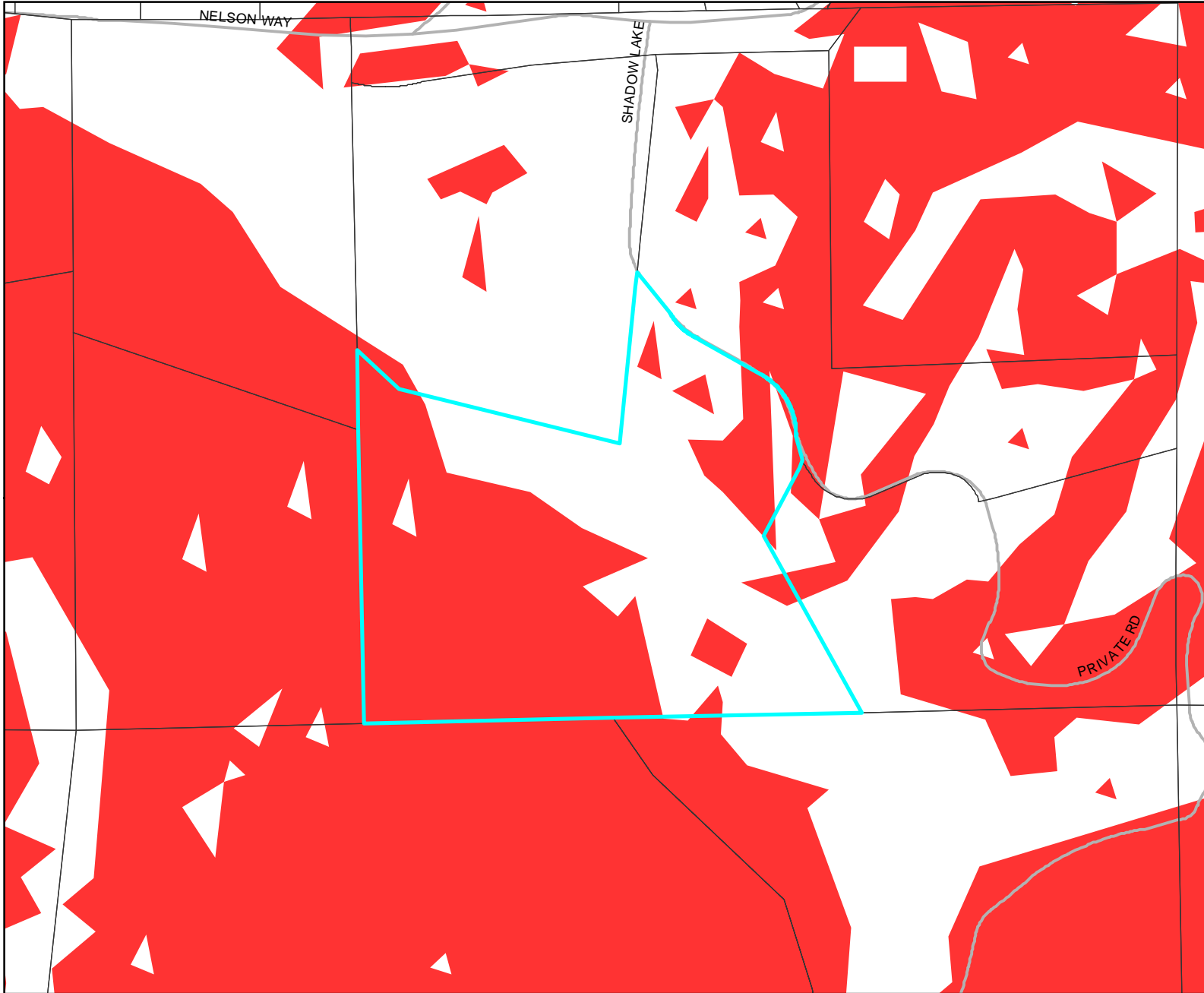
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Notes:

STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

0 0.035 0.07 0.105 0.14 Miles

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



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Notes:

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)