



PROPERTY REPORT

ADDRESS: 10.12 acres on Eagle Gap Road, Santa Ysabel, CA 92070

DESCRIPTION: With an unobstructed view of the beautiful Lake Henshaw basin and lake, this 10.12 acre parcel provides the perfect canvas to create your full-time residence or private weekend get-a-way - and you have a big head start. Already on the property is a large metal agricultural building, two cargo containers, and a water well. The area is without public power. Solar power and generators have historically served as the energy sources. There are several usable spaces on the property, in addition to those already developed. These spaces would be ideal for gardens or other improvements.

PRICE: \$195,000

APN: 194-240-10-00

MLS: 150000342

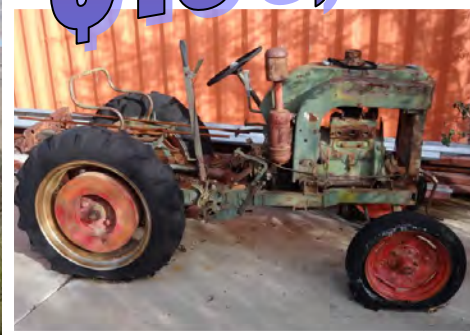
CONTACT: Donn Bree * Donn@Donn.com * www.DONN.com * 800-371-6669

Santa Ysabel View Home Site

Eagle Gap Road, Santa Ysabel, California 92070



\$195,000



MOUNTAIN TOP VIEW HOME SITE

With an unobstructed view of the beautiful Lake Henshaw basin and lake, this **10.12 acre** parcel provides the perfect canvas to create your full-time residence or private week-end get-a-way - and you have a big head start...



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CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 194-240-1000



NATURAL SETTING

This dreamlike home site is surrounded by thousands of acres of woodlands and grasslands – the foreground view to the north from the back patio is across miles of open space. Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with large 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.

AREA INFORMATION

Agriculture is still the dominant economic activity in the Santa Ysabel 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. This beautiful site is located a short distance off of State Highway 76, with major shopping about 20 minutes driving time.

“We Know The Back Country!”

Lots/LandMLS #: **150000342**Address: **000 Eagle Gap Road 0**City,St: **Santa Ysabel, CA** Zip: **92070**Parcel Map: **194** Tentative Map:

APN#2:

APN#3:

APN#4:

Current Status: **ACTIVE**Current Price: **\$195,000**Original Price: **\$195,000**

Sold Price:

Community: **SANTA YSABEL**Neighborhood: **None**

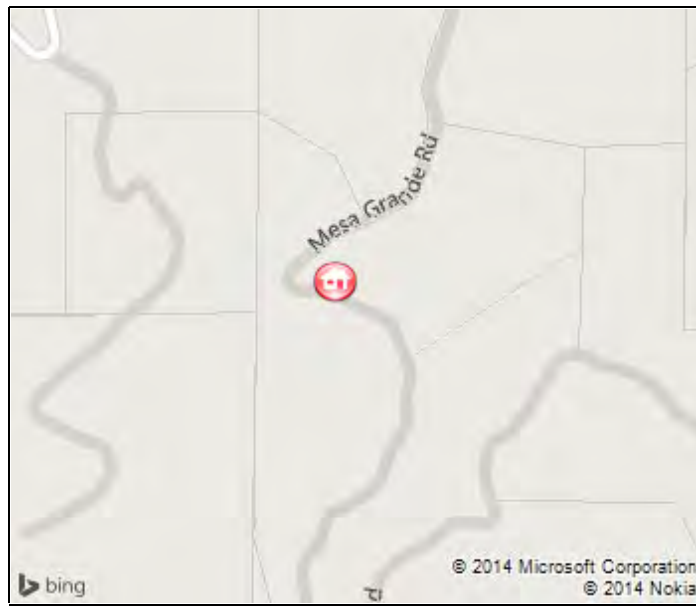
Complex:

Restrictions: **N/K**MandRem **None Known**Client Preferred **1**

MT

DOMLS **0**List Date: **1/2/2015**

COE Date:

Short Sale: **No**Directions: **HWY 76 TO CENTER LOOP TO MESA GRANDE RD 1 MILE LEFT ON EAGLE GAP**

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Home Owner Fees:

Other Fees: **0.00**

Other Fee Type:

CFD/Mello-Roos: **0.00**Total Monthly Fees: **0**Terms: **Cash, Conventional**

Assessments:

Approx # of Acres: **10.1200**

Approx Lot SqFt:

Lot Size: **10+ to 20 AC** / **Assessor Record**Assessors Parcel: **194-240-10-00**Zoning: **A70**Wtr Dist: **OUT OF AREA**

School Dist:

Boat Facilities:

Age Restrictions: **N/K****Fencing** N/K**Frontage** Other/Remarks**Highest Best Use** Residential**Irrigation** N/K**Possession** Close of Escrow**Additional Property Use** N/K**Prop. Restrictions Known** None Known**Terms** Cash, Conventional**Topography** Other/Remarks**Utilities Available** Other/Remarks**Utilities to Site** Other/Remarks**View** Lake/River, Mountains/Hills, Valley/Canyon**Water** Well on Property**FrntgDim****LotDimApx****LndUse****Animal Designation Code****Approved Plans****Jurisdiction** Unincorporated

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PROPERTY DESCRIPTION



Santa Ysabel Home Site

194-240-1000
Eagle Gap Road
Santa Ysabel, CA 92070



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INTRODUCTION & OVERVIEW

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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.



Legend

☐ Parcels

1: 2,257



0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Parcel Information:

Parcel Number: 194-240-10-00

Lot:

Block:

Subdivision:

Status: Enabled

Book: 194

Page: 240

Parcel Area: 10.12

Land Value:

Improved Value:

Exemption Value:

Animal Regulations: O

Building Type: C

Density: -

Floor Area Ratio: -

Height: G

Lot Coverage: -

Lot Size: 8AC

Maximum Floor Area: -

Open Space: -

Setback: C

Special Area Regulations: -

Use Regulation: A70

Domain: CN

Legal Description:

4SEC 24-11-2E*SWQ*(EX MIN RTS)DOC77-65509 IN NEQ OF\

Tract:

Addresses

Showing 1-2 of 2

<u>Parcel Number</u>	<u>Address</u>
194-240-10-00	<u>NO ADDRESS, CA</u>
194-240-10-00	<u>NO ADDRESS, CA</u>

Parcel Owners

Showing 1-2 of 2

Genealogy History

Showing 0-0 of 0

<u>Date</u>	<u>Description</u>	<u>Children</u>	<u>Action</u>	<u>Parents</u>
No records found.				

Genealogy Children

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)