



SPORTSMAN'S PARADISE

PROPERTY REPORT

ADDRESS: 38^{+/-} Acres on Old Highway 80, Pine Valley, CA 91962

DESCRIPTION: 38^{+/-} Acre SPORTSMAN'S PARADISE RANCH and CABIN located on just off Old Highway 80 in the beautiful mountain community of Pine Valley. A newer, self-contained mobile cabin is tucked away on an elevated shelf overlooking a healthy grove of ancient coast live oaks. The geographical center of the ranch – a north-south valley extending between the ranch borders – features a shooting range, horse facilities, and group camping sites beneath a full canopy of the oaks. The ranch is located a few minutes behind a locked gate off of Old Highway 80 along La Posta Circle Road, which provides deeded, legal access to the parcel. Water is provided from an on-site well. A 2,500 gallon water tank provides adequate storage for livestock and small scale agriculture. Power is produced using a tandem solar system: the primary system is a 4 kilowatt inverter powered by 20 panels and a 1600ah main battery supply, backed up by a 2 kilowatt inverter with an 800ah battery back-up. Additionally, a propane generator and gas generator insure power will be available through nearly all conceivable situations. *Seller will finance with acceptable offer!*

PRICE: \$299,000

APN: 608-070-12-00

MLS: 160000424

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

SPORTSMAN'S PARADISE

Old Highway 80, Pine Valley, CA



38+ Acre Ranch and Cabin

located on just off Old Highway 80 in the beautiful mountain community of Pine Valley. This beautiful setting is a scenic one hour drive east of the San Diego metropolitan area near the historic La Posta Ranch and the town of Campo. This rare and pristine property is presently used as a weekend get-a-way and sportsman's recreation area and is shown by appointment only.

A newer, self-contained mobile cabin is tucked away on an elevated shelf overlooking a healthy grove of ancient coast live oaks. The geographical center of the ranch – a north-south valley extending between the ranch borders – features a shooting range, horse facilities, and group camping sites beneath a full canopy of the oaks. The ranch is located a few minutes behind a locked gate off of Old Highway 80 along La Posta Circle Road, which provides deeded, legal access to the parcel.

Water is provided from an on-site well. A 2,500 gallon water tank provides adequate storage for livestock and small scale agriculture. Power is produced using a tandem solar system: the primary system is a 4 kilowatt inverter powered by 20 panels and a 1600ah main battery supply, backed up by a 2 kilowatt inverter with an 800ah battery back-up. Additionally, a propane generator and gas generator insure power will be available through nearly all conceivable situations.



www.Donn.com

DRE# 01109566
NMLS# 243741

DONN BREE



RANCHES • HOMES
LAND • LOANS

800-371-6669

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Bree@Donn.com

We Know The Backcountry!

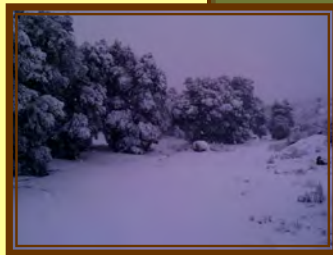




Two 40 foot storage containers convey, as they are an integral part of the ranch, housing the power plant and storing the equipment used to develop and maintain the ranch - most of which conveys. A small cabin with a toilet and shower provide the essential facilities for the weekend or event guests.



For the full-time resident, a very large building site is located on the highest vantage point of the ranch, with views in every direction. The allure of this incredible property is the variety and relatively undisturbed presence of plant and animal life on site and in the surrounding area. Of great importance are the various directions from which the property can be accessed 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 undiscovered sportsman's paradise.



The subject property adjoins Cleveland National Forest. Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.

Seller will finance with acceptable offer!



We Know The Back Country!



Donn Bree, Ph.D., G.R.I.
POB 188
Santa Ysabel, CA 92070
800-371-6669
Donn@Donn.com
www.Donn.com

PROPERTY DESCRIPTION



Sportsman's Paradise

38⁺ Acres on Old Highway 80
Pine Valley, CA 91962
608-070-12-00



Donn Bree, Ph.D., G.R.I.
POB 188
Santa Ysabel, CA 92070
800-371-6669
Donn@Donn.com
www.Donn.com

INTRODUCTION & OVERVIEW

38^{+/-} Acre SPORTSMAN'S PARADISE RANCH and CABIN located on just off Old Highway 80 in the beautiful mountain community of Pine Valley. This beautiful setting is a scenic one hour drive east of the San Diego metropolitan area near the historic La Posta Ranch and the town of Campo. This rare and pristine property is presently used as a weekend get-a-way and sportsman's recreation area and is shown by appointment only. ***Seller will finance with acceptable offer!***

A newer, self-contained mobile cabin is tucked away on an elevated shelf overlooking a healthy grove of ancient coast live oaks. The geographical center of the ranch – a north-south valley extending between the ranch borders – features a shooting range, horse facilities, and group camping sites beneath a full canopy of the oaks. The ranch is located a few minutes behind a locked gate off of Old Highway 80 along La Posta Circle Road, which provides deeded, legal access to the parcel.

Water is provided from an on-site well. A 2,500 gallon water tank provides adequate storage for livestock and small scale agriculture. Power is produced using a tandem solar system: the primary system is a 4 kilowatt inverter powered by 20 panels and a 1600ah main battery supply, backed up by a 2 kilowatt inverter with an 800ah battery back-up. Additionally, a propane generator and gas generator insure power will be available through nearly all conceivable situations.

Two 40 foot storage containers convey, as they are an integral part of the ranch, housing the power plant and storing the equipment used to develop and maintain the ranch - most of which conveys. A small cabin with a toilet and shower provide the essential facilities for the weekend or event guests.

For the full-time resident, a very large building site is located on the highest vantage point of the ranch, with views in every direction. The allure of this incredible property is the variety and relatively undisturbed presence of plant and animal life on site and in the surrounding area. Of great importance are the various directions from which the property can be accessed 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 undiscovered sportsman's paradise.

The subject property adjoins Cleveland National Forest. Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.

Lots/LandMLS #: **160000424**Address: **3161 E La Posta 0**City,St: **Pine Valley, CA** Zip: **91962**Current Status: **ACTIVE**Current Price: **\$299,000**Original Price: **\$299,000**

Sold Price:

Client Preferred 1

MT

DOMLS **0**List Date: **1/4/2016**

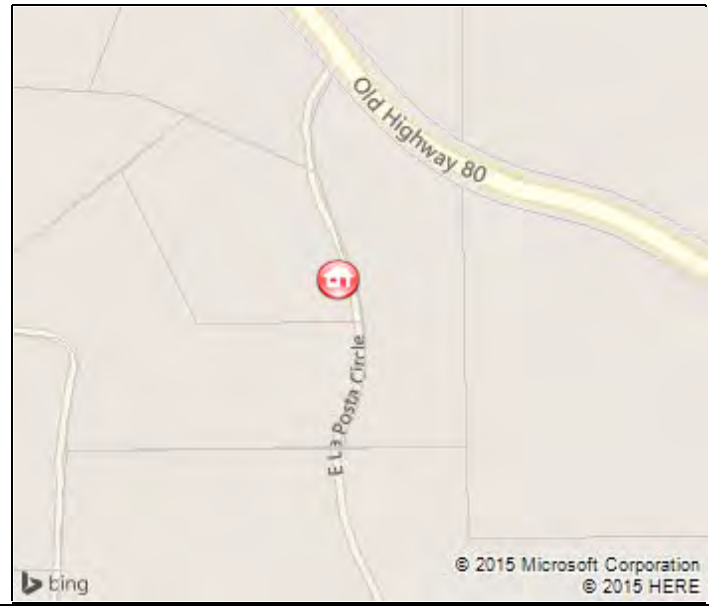
COE Date:

Short Sale: **No**

Parcel Map:	Tentative Map:
APN#2:	
APN#3:	
APN#4:	

Community: **PINE VALLEY**Neighborhood: **Pine Valley**

Complex:

Restrictions: **Call Agent**MandRem **None Known****Directions:**

38+/- Acre SPORTSMAN'S PARADISE RANCH and CABIN located just off of Old Highway 80 in the beautiful mountain community of Pine Valley. A newer, self-contained mobile cabin is tucked away on an elevated shelf overlooking a healthy grove of ancient coast live oaks. The geographical center of the ranch – a north-south valley extending between the ranch borders – features a shooting range, horse facilities, and group camping sites beneath a full canopy of the oaks.

Home Owner Fees:

Other Fees: **0.00**Other Fee Type: **N/K**CFD/Mello-Roos: **0.00**Total Monthly Fees: **0**Terms: **Cash, Conventional, Other/Remarks**

Assessments:

Approx # of Acres: **38.0000**

Approx Lot SqFt:

Lot Size: **20+ AC**Assessors Parcel: **608-070-12-00**

Zoning:

Wtr Dist: **OUT OF AREA**

School Dist:

/ **Assessor Record**

Boat Facilities:

Age Restrictions: **N/K****Complex Features** N/K**Current Use** Natural Vegetation, Ranch/Farm, Recreational**Development** N/K**Fencing** Other/Remarks**Frontage** Other/Remarks**Highest Best Use** Ranch, Recreational, Residential**Irrigation** N/K**Pool** N/K**Pool Heat** None Known**Possession** Call Listing Agent**Sewer/Septic** Other/Remarks**Site** Other/Remarks**Structures** Out Buildings, Shed**Additional Property Use** With Structures**Prop. Restrictions Known** None Known**Home Owners Fee Includes** N/K**Terms** Cash, Conventional, Other/Remarks**Topography** Level, Rolling**Utilities Available** Other/Remarks**Utilities to Site** Other/Remarks**View** Mountains/Hills, Panoramic, Valley/Canyon**Water** Well on Property**FrntgDim****LotDimApx****LndUse****Animal Designation Code****Approved Plans****Jurisdiction**

The ranch is located a few minutes behind a locked gate off of Old Highway 80 along La Posta Circle Road, which provides deeded, legal access to the parcel. Water is provided from an on-site well. A 2,500 gallon water tank provides adequate storage for livestock and small scale agriculture. Power is produced using a tandem solar system: the primary system is a 4 kilowatt inverter powered by 20 panels and a 1600ah main battery supply, backed up by a 2 kilowatt inverter with an 800ah battery back-up. Additionally, a propane generator and gas generator insure power will be available through nearly all conceivable situations.



County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 6080701200

Report generated 9/29/2014 11:22:28 AM

Staff Person: _____

Zoning & General Plan Information

APN: 6080701200

Legal Lot: _____

Community Plan: Mountain Empire
Planning Group: LAKE MORENA/CAMPO
Regional Category: Rural
General Plan Designation: MULTIPLE DESIGNATIONS



Parcel highlighted in red

KEEP THIS FORM AND BRING IT WITH YOU EACH TIME YOU VISIT THE ZONING COUNTER FOR

ZONE		
USE REGULATIONS	A70	
ANIMAL REGULATIONS	L	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	8AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback <i>(Contact your Fire Protection District for additional setback requirements)</i>	C
Open Space	-	
SPECIAL AREA REGULATIONS	-	

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

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	
	½ 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 Chinchillas (See Note 5))	Permitted											X	X	X	X	X								X		
	½ acre+ permitted							X	X	X																
	100 maximum											X														
	25 maximum				X	X	X				X	X						X	X				X	X		
	½ acre+: 10 max	X	X	X																						
	Less than ½ acre: 100 Maximum							X	X	X																
	½ 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 ½ acre over 1 acre				X	X	X																		X		
4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
1 ½ acres or less: 2 animals											X	X	X	X	X									X		
1 ½ to 4 acres: 1 per ½ 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 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			
(See Note 2)	2 animals										X						X	X	X							X	X	
	4 acres plus by MUP											X				X												
	½ acre plus 2 animals per ½ 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 ½ acre over 1 acre				X	X	X																					
	ZAP required				X	X	X																					
	½ acre plus by ZAP	X	X	X																								
(e) Specialty Animal Raising: 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	X	X	
	ZAP Required	X	X	X																								
(f) Specialty Animal Raising: 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	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	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/acre plus																X											
	Permitted												X	X	X	X	X								X	X		
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																												
Most Restrictive		X		X		X				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 = Major 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. On land 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 feeding of animals, and the number of such animals shall not exceed 1 animal per ½ 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, specialty 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(5)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(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. 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.
- c. 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)