



PROPERTY REPORT

ADDRESS: 0 Hwy 78, Ramona, CA 92065

DESCRIPTION: DRASTICALLY REDUCED FROM \$310k

All offers considered! This is your chance to purchase your own gated access 34-acre estate close to multiple communities. Easy access off either Hwy 78 or Ramona Highlands Road. Building site will allow for views of San Pasqual Valley and Ramona Valley. Only 15-20 min drive to Poway, Rancho Bernardo, Escondido, Hwy 15 access. Enough area to plant a small vineyard or horses. This is an excellent spot for the gentleman farmer who doesn't want to be too far from town. Power is at the street. Well and septic needed.

PRICE: **\$125,000.00**

APN: 279-020-7100

MLS: 150019429

CONTACT: Diane Means; diane@donn.com; www.DONN.com; 760-213-1155

34 Acres of Vacant Land on Ramona Highlands



\$185,000



34 Acres—0 Hwy 78, Ramona CA 92065

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Diane Means
760-213-1155
diane@donn.com
CBRE# 01891996

RED HAWK REALTY
JCT HWY 78 & 79
Santa Ysabel, CA 92070
WE KNOW THE BACKCOUNTRY!

DIANE MEANS
RANCHES - HOMES
LAND - LOANS
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We Know The Back Country!

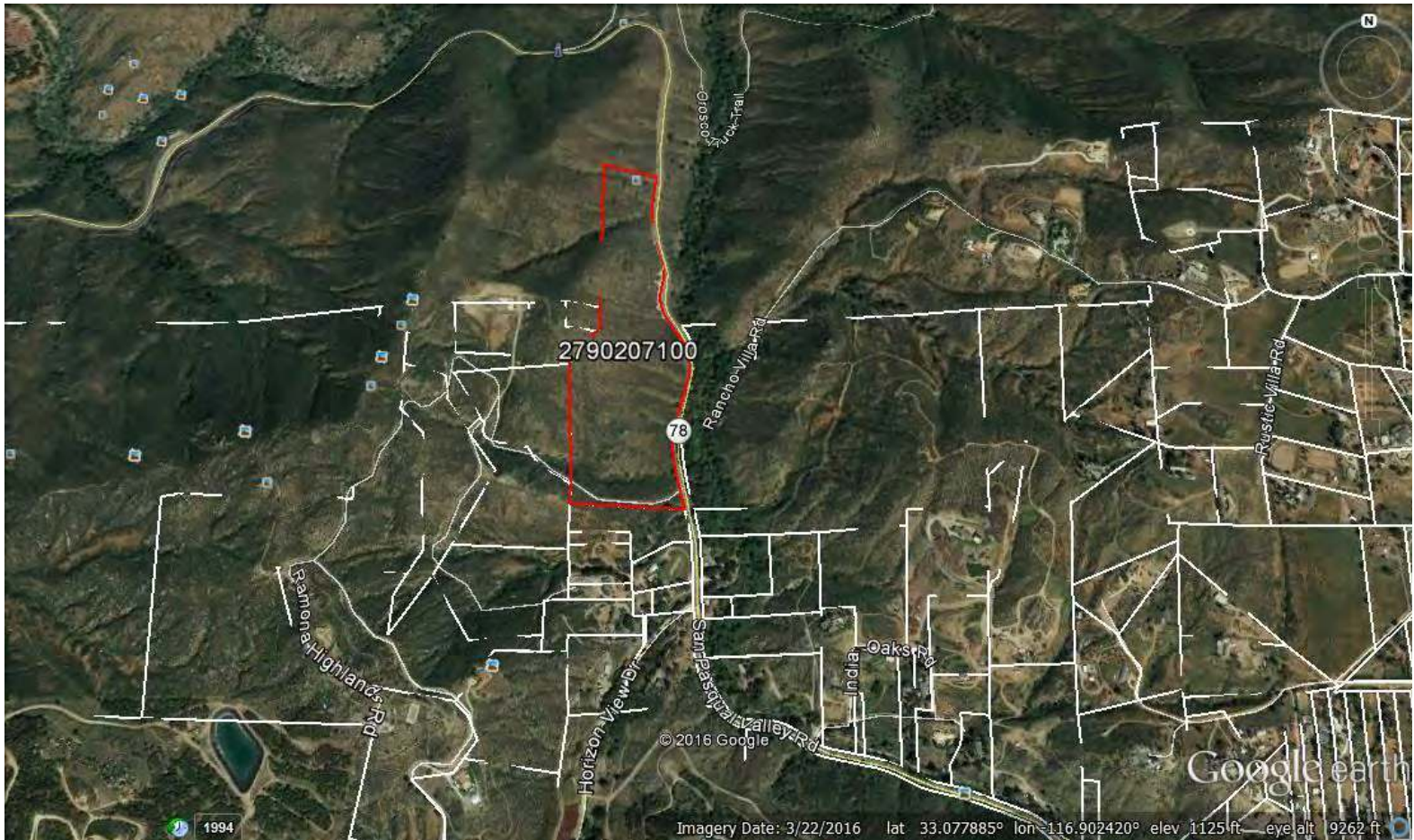
APN 279-020-7100



Area Information: Known for beautiful equestrian property and famous horse ranches, beautiful Ramona Valley, is an easy 45-minute drive from downtown San Diego. Now becoming an up-n-coming wine region worthy of a visit, Ramona now boasts the highest density of wineries in San Diego County! Perhaps Ramona's greatest claim to fame comes from Thoroughbred horse breeding. The *Golden Eagle Farm* in eastern Ramona's Ballena Valley was the home of the famous racehorse, *Best Pal*, the second-place finisher of the 1991 Kentucky Derby.

Recreation & Lifestyle: Ramona is a relaxed, close-knit community with many recreational activities available in the area: Wine tasting, helicopter rides, horseback riding at Ramona Grasslands Preserve, camping at Dos Picos County Park, and for the hiking enthusiast, nearby trails are: Mt. Woodson, Cedar Creek Falls, Iron Mountain and many more in the surrounding areas. For the animal fanatic, the *San Diego Zoo Safari Park* in the beautiful San Pasqual Valley is just a short 18 minute drive from downtown Ramona! For those seeking an adrenaline rush, just under an hour's drive, is scenic Pauma Valley, home to La Jolla Zip Zoom Ziplines, believed to be California's longest zip line!

"We Know The Back Country!"





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:	4/2/2015 10:19:29 AM
Project Record ID:	34 ac Hwy 78
Project Name:	
Assessor's Parcel Number(s):	2790207100

2790207100

General Information

USGS Quad Name/County Quad Number:	SAN PASQUAL/69
Section/Township/Range:	32/12S/01E; 5/13S/01E
Tax Rate Area:	65012
Thomas Guide:	1152/C1
Site Address:	0 HIGHWAY 78 RAMONA 92065

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	UNIFIED RAMONA; UNIFIED VALLEY CENTER-PAUMA

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	RURAL LANDS (RL-40) 1 DU/40 AC
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

2790207100

Zoning Information

Use Regulation:	A70
Animal Regulation:	M
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:	-/C

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".	NO

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	YES
The site contains Prime Soils.	NO
There is evidence of active agriculture on the project site.	Please refer to aerial imagery
Sunset Zone:	21
The site is located within an Agricultural Preserve.	NO
The site is in a Williamson Act Contract.	NO

2790207100

Biological Resources

Eco-Region:	CENTRAL FOOTHILLS
Vegetation Map	37000 Chaparral; 61310 Southern Coast Live Oak 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).	YES (DRAFT: EAST)
The site is within MSCP Boundaries.	YES (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	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.	YES: Low
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

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Mineral Resources

The site is located within a Mineral Resource Category.	YES: MRZ-3 (NO alluvium/NO mines)
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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.	YES: Ramona Airport
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).	YES
The site is within one mile of a private airport. If yes, list the name of the airport.	NO

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Hydrology and Water Quality

Hydrologic Unit:	SAN DIEGUITO
Sub-basin:	905.51/Boden
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 Dieguito HU); San Dieguito River; Lake Hodges
The site is tributary to an Environmentally Sensitive Area.	YES
The site is located in a Source Water Protection Area.	YES

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:	18 to 21 inches

Noise

The site is within noise contours.	YES
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Fire Services

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

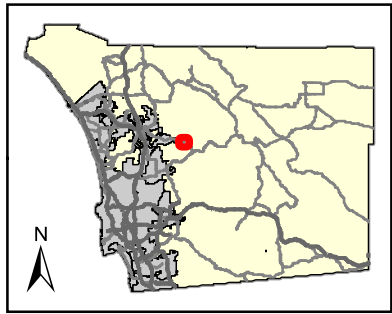
Additional Information

The site is located within 150 feet of Mexican Border.	NO
The site is located within a Resource Conservation Area.	YES
The site is located in a Special Area.	NO
There are existing or proposed trails on site or adjacent properties.	YES
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

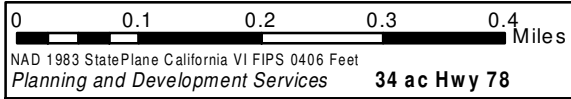
The site is located in the Desert.	NO
The site is located east of the County Water Authority boundary.	YES
All or a portion of the site is east of the Tecate Watershed Divide.	NO
The site is located immediately adjacent to a State Highway or Freeway.	YES
The site is located south of State Highway 78.	YES
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

2012 ORTHOPHOTO



Legend:

 PROJECT AREA

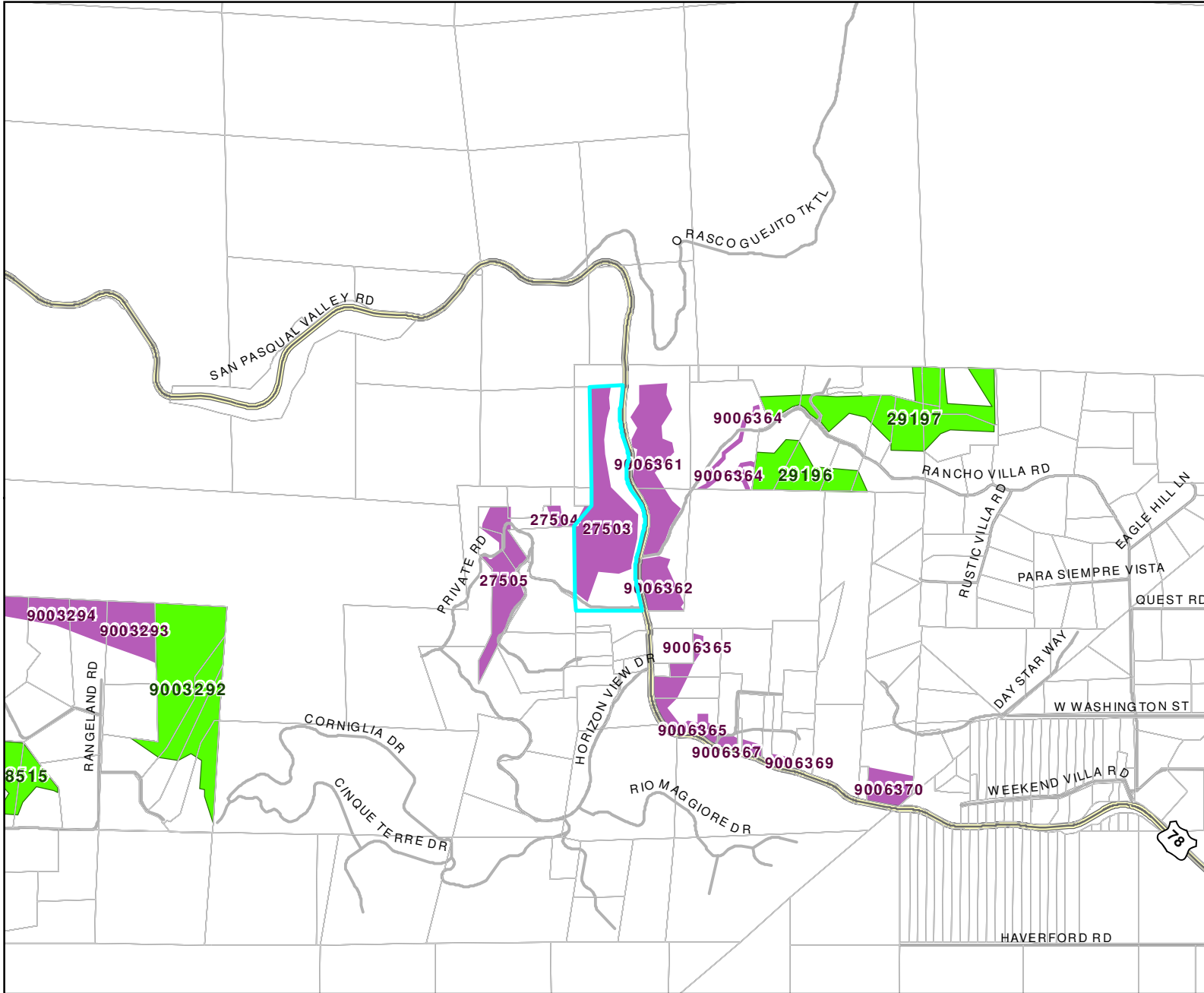
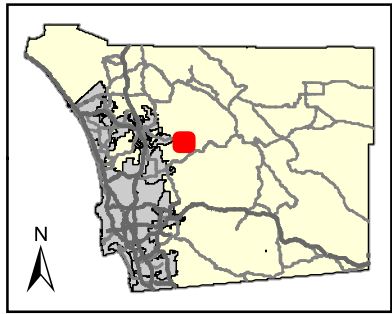


This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CnG2	Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded	7e-7(19), 8s-1(19)	7, X	Low	Severe 1

OPEN SPACE EASEMENTS

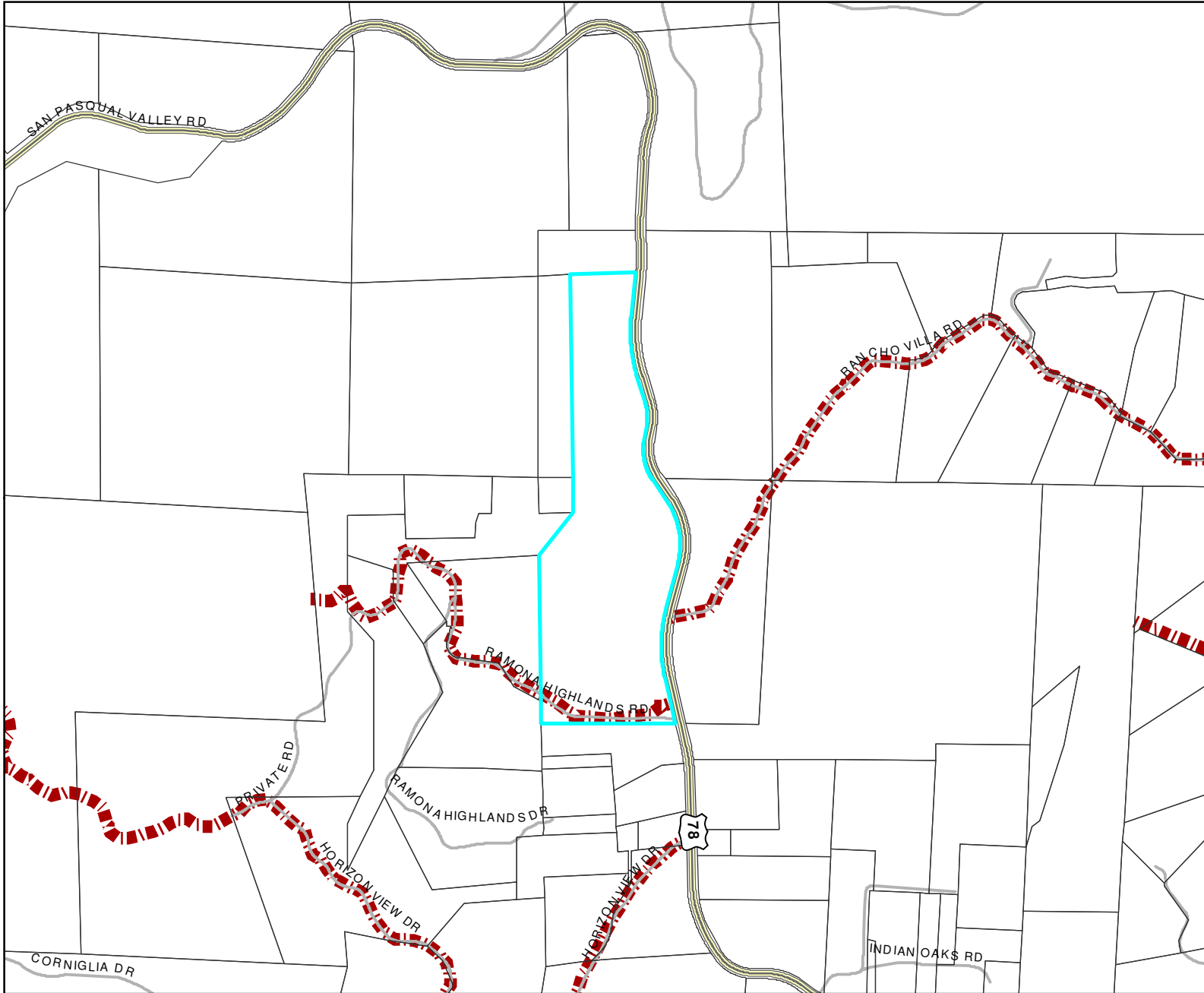
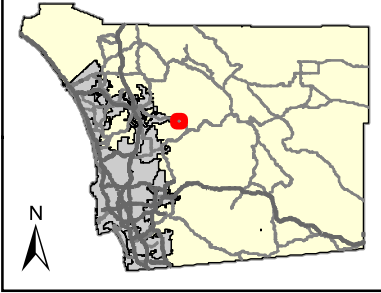


Legend:

- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Open Space
- Recreational

Notes:

TRAILS



- Legend:**
- PROJECT AREA
 - TRAIL EASEMENT
 - PROPOSED COMMUNITY PLAN TRAILS

0 0.1 0.2 0.3 0.4 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services **34 ac Hwy 78**



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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)